



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, August 22, 2024

4:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

NEW BUSINESS

1. (4:00 - 4:40 PM) Zoning Ordinance Update: Envision Franklin.
2. (4:40 - 5:10 PM) Zoning Ordinance Update: BOMA/FMPC Topics (Follow Up).
3. (5:10 - 5:30 PM) Discussion of a Development Plan proposing the adaptive reuse of an existing building for 35 multifamily units, on approximately 2.5 acres, located north of the intersection of South Carothers and Carothers Parkway, at 3595 Carothers Parkway.
4. (5:30 - 5:50 PM) Presentation and Discussion of an Envision Franklin Plan Amendment Request for 1247 Hillview Lane (Harlin Property).
5. (5:50 - 6:10 PM) Presentation and Discussion of an Envision Franklin Plan Amendment Request for 318 Franklin Road (North of Harpeth Industrial Court).
6. (6:10 - 6:30 PM) Presentation and Discussion of an Envision Franklin Plan Amendment Request for 354 Franklin Road (Ropers Knob).

OTHER BUSINESS

ADJOURN

Joint Conceptual Workshop August 22, 2024

Five-Year Zoning Ordinance Update Envision Franklin

Five Year Zoning Ordinance Update

Potential Topics
from BOMA/FMPC
Members

Envision Franklin

Modification of
Standards

Variances

State Law
Changes/
Best Practices

FEMA Floodplain
Map Updates

ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

Envision Franklin Comprehensive Update

Envision Franklin Updates

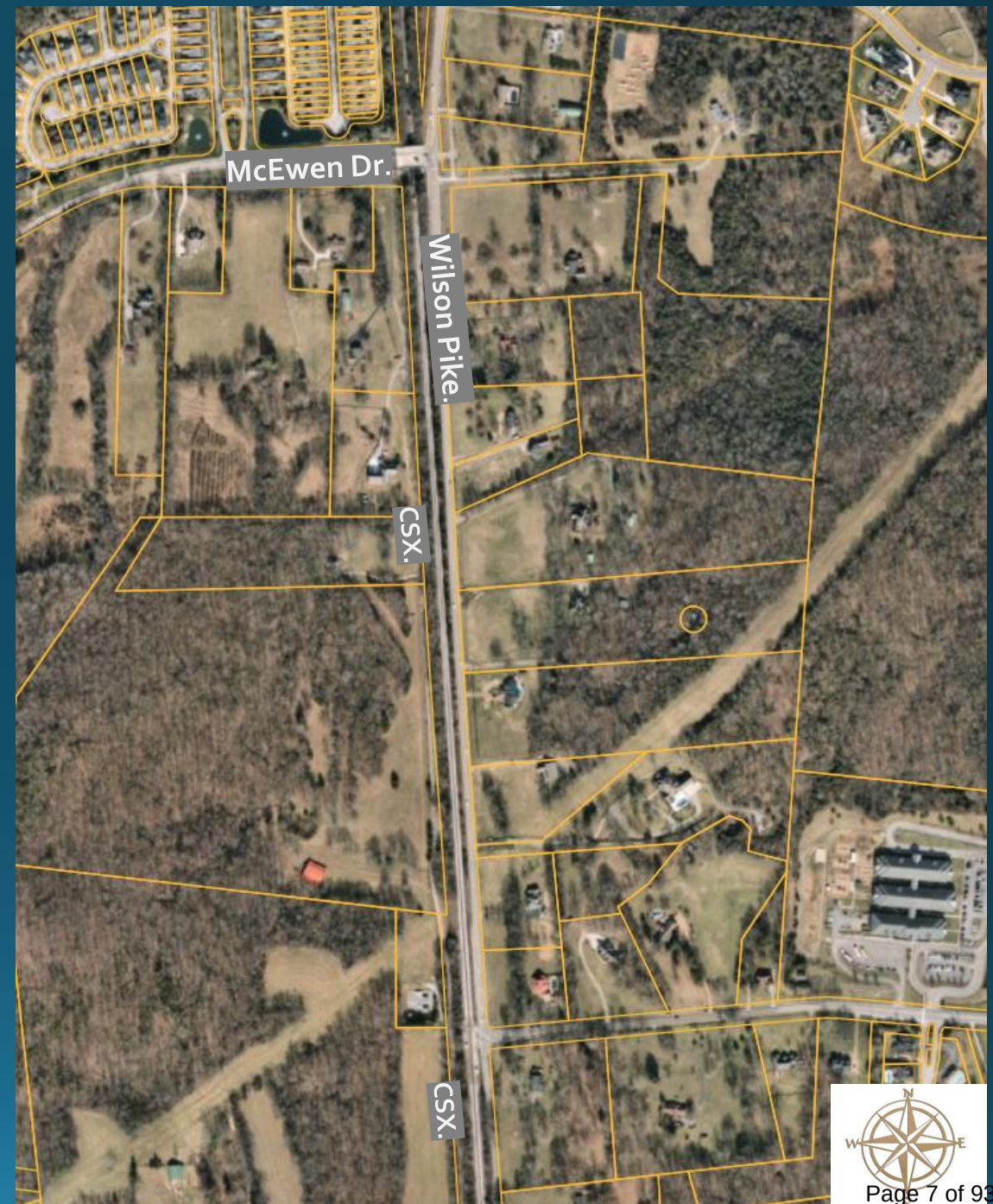
- Created new Farmstead Residential and Small-Scale Multifamily Building Types.
- Established scenic corridor setbacks along a portion of Wilson Pike.
- Refined building heights in the Regional Commerce Design Concept to step height down along the edges of residential.
- Added accessory dwellings into all single-family residential design concepts.

Farmstead Residential and Small-Scale Multifamily in Building Types

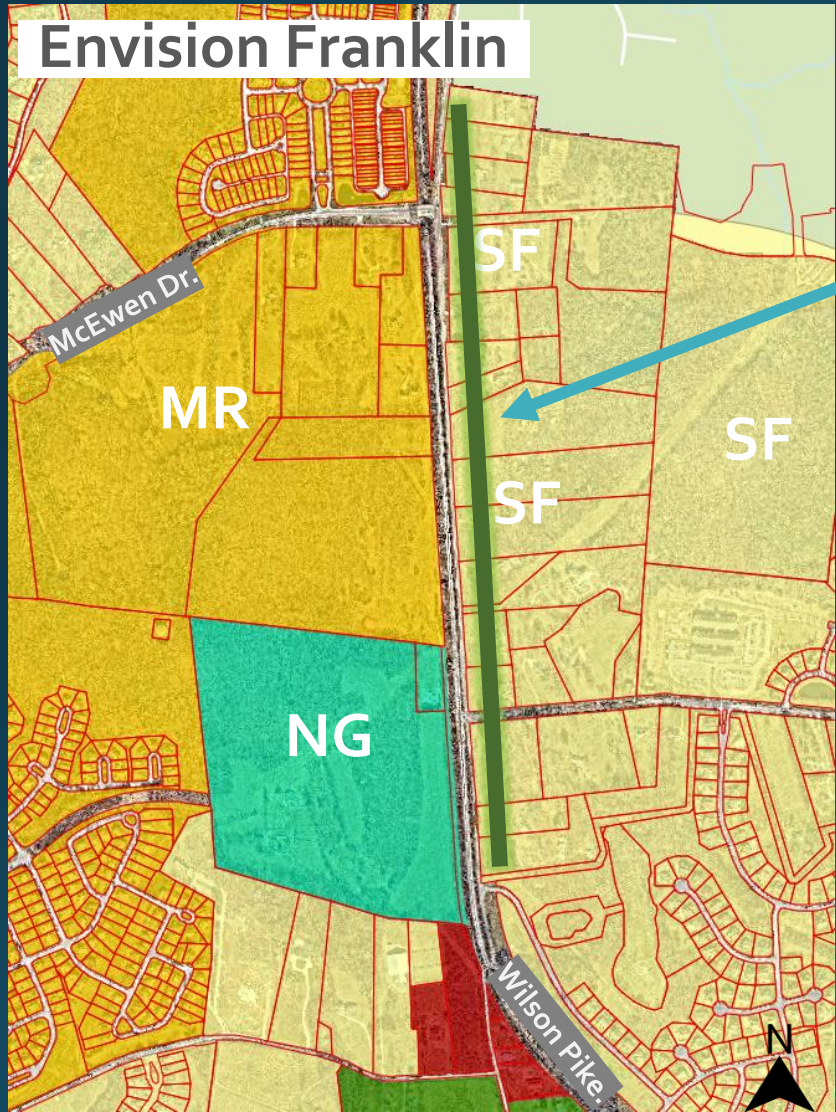
- Provide a new building type for Farmstead Residential which would be an agrarian-styled building containing 5-8 units
 - Provide flexibility for rural architectural character
 - Add to definitions
 - Add to PD Zoning District
- Small-Scale Multifamily, which would be 8-12 units/building capped at 2.5 stories and would adhere to the standards of the Multifamily Building Type.

Wilson Pike Scenic Corridor Overlay

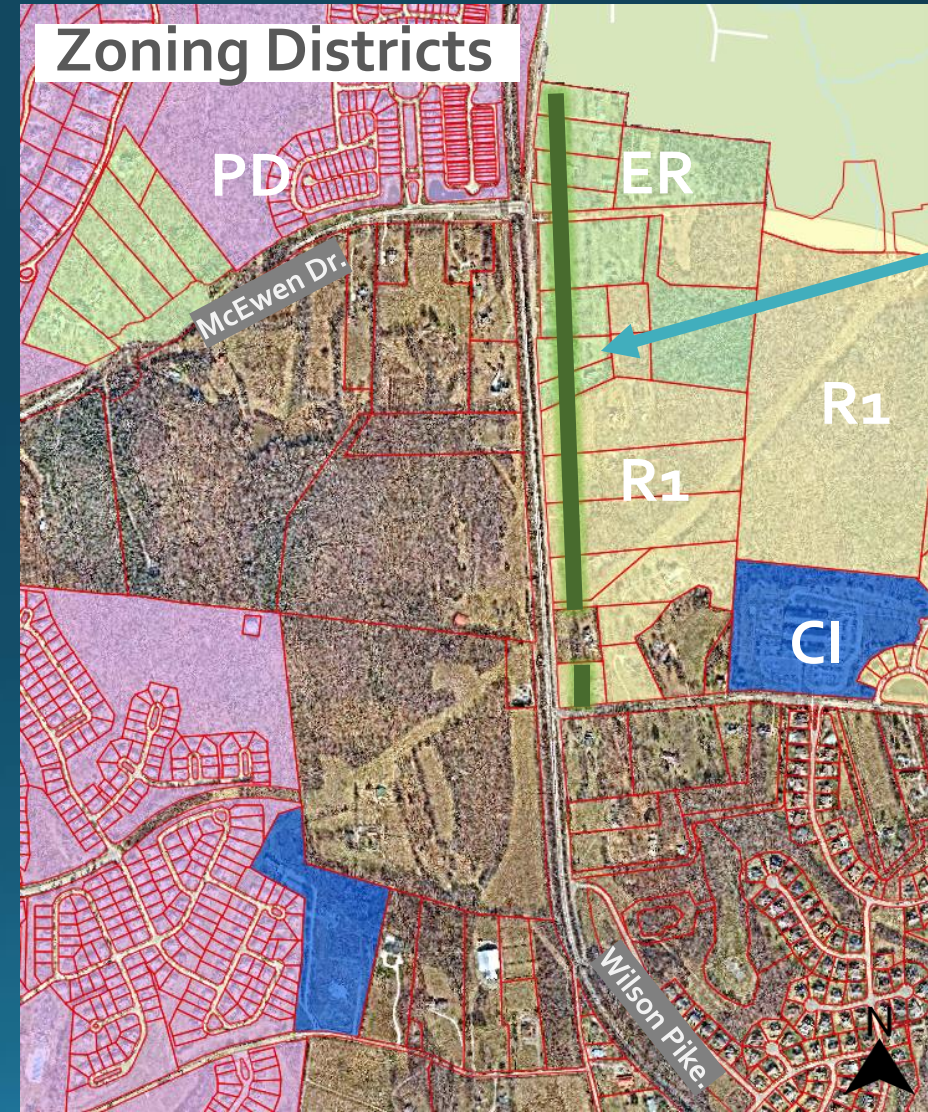
Envision Franklin established a 100 ft setback on the east side of Wilson Pike to help preserve rural character.



Wilson Pike Scenic Corridor Overlay



100 ft
building
setback
on east
side of
Wilson Pk

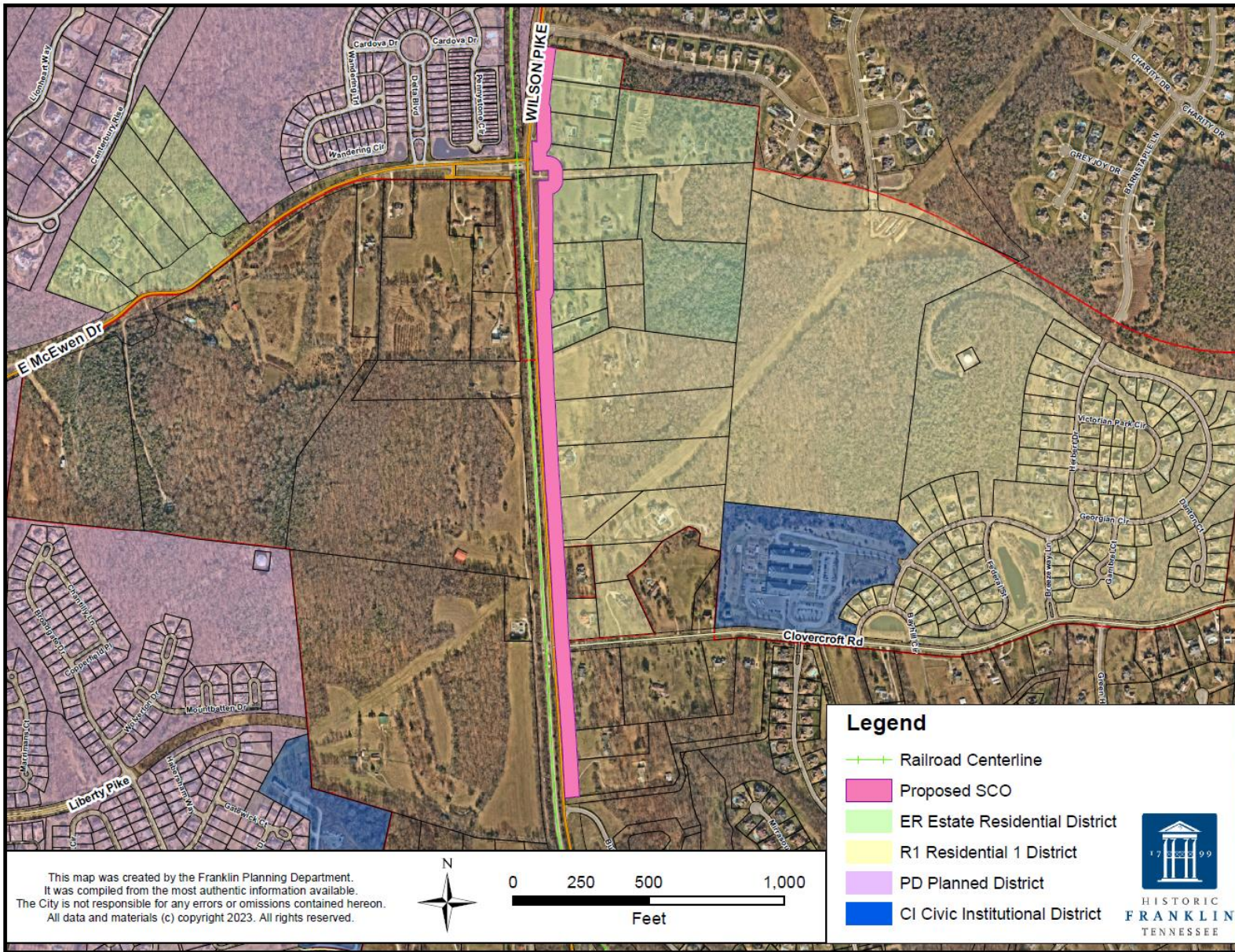


14
impacted
parcels if
rezoned to
SCO

Wilson Pike Proposed SCO

- Alignment with Envision Franklin
- All other recommended setbacks are in the Zoning Ordinance
- This would not create any nonconformities
- Mailers would be required

Do you support rezoning the front of these 14 parcels into the SCO?



Accessory Dwellings in Single Family Residential Districts

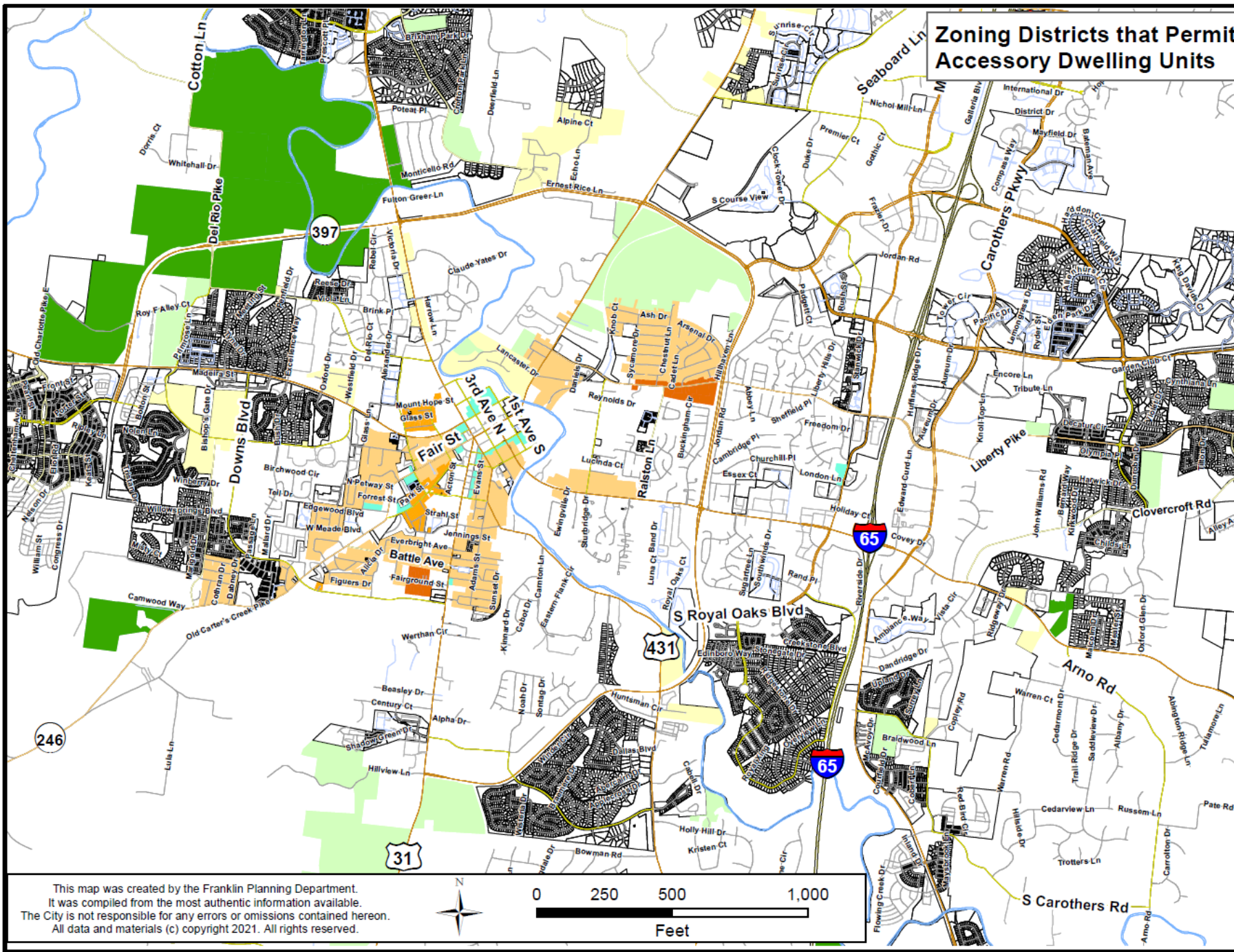
- Envision Franklin was amended to include accessory dwellings in the Single Family Residential Design Concept
- The Zoning Ordinance allows Accessory Dwellings in the following Zoning Districts: AG, ER, R1, R4, R6, OR, and PD. They are not permitted in R2 and R3.

Accessory Dwellings Use Restrictions

- The Zoning Ordinance states:
 - Maximum of one ADU permitted on a lot
 - The building footprint shall not exceed 50% of the building footprint of the principal building
 - Building height can't exceed height of main house or 1½ stories
 - Owner must live on the lot
 - Must comply with the principal building type standards for materials, material changes, colors, and roof elements
 - Must provide parking, meet LSA, setback requirements, and stay out of easements

Zoning Districts that Permit Accessory Dwelling Units

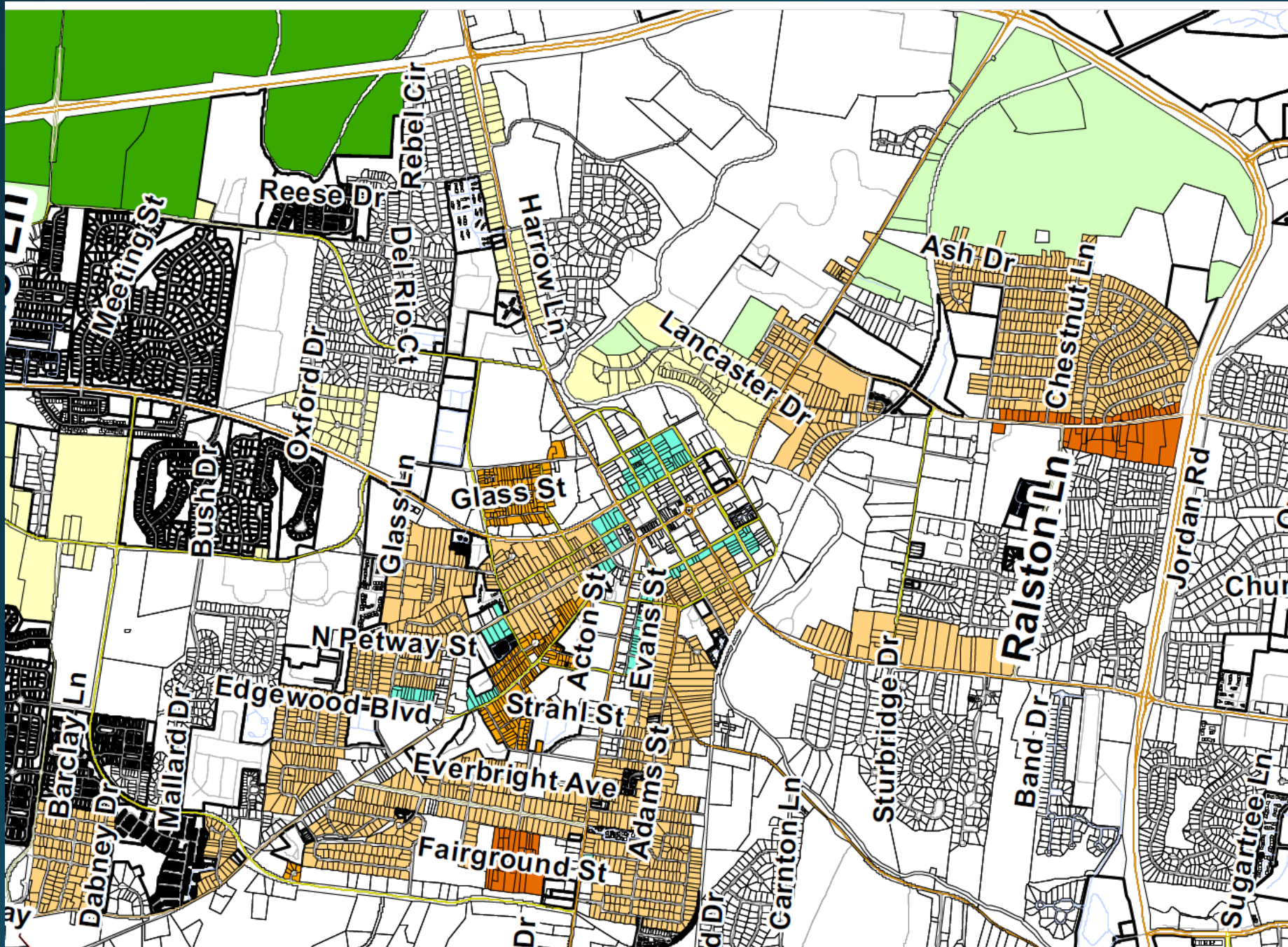
Zoning Districts that permit ADUs



Legend

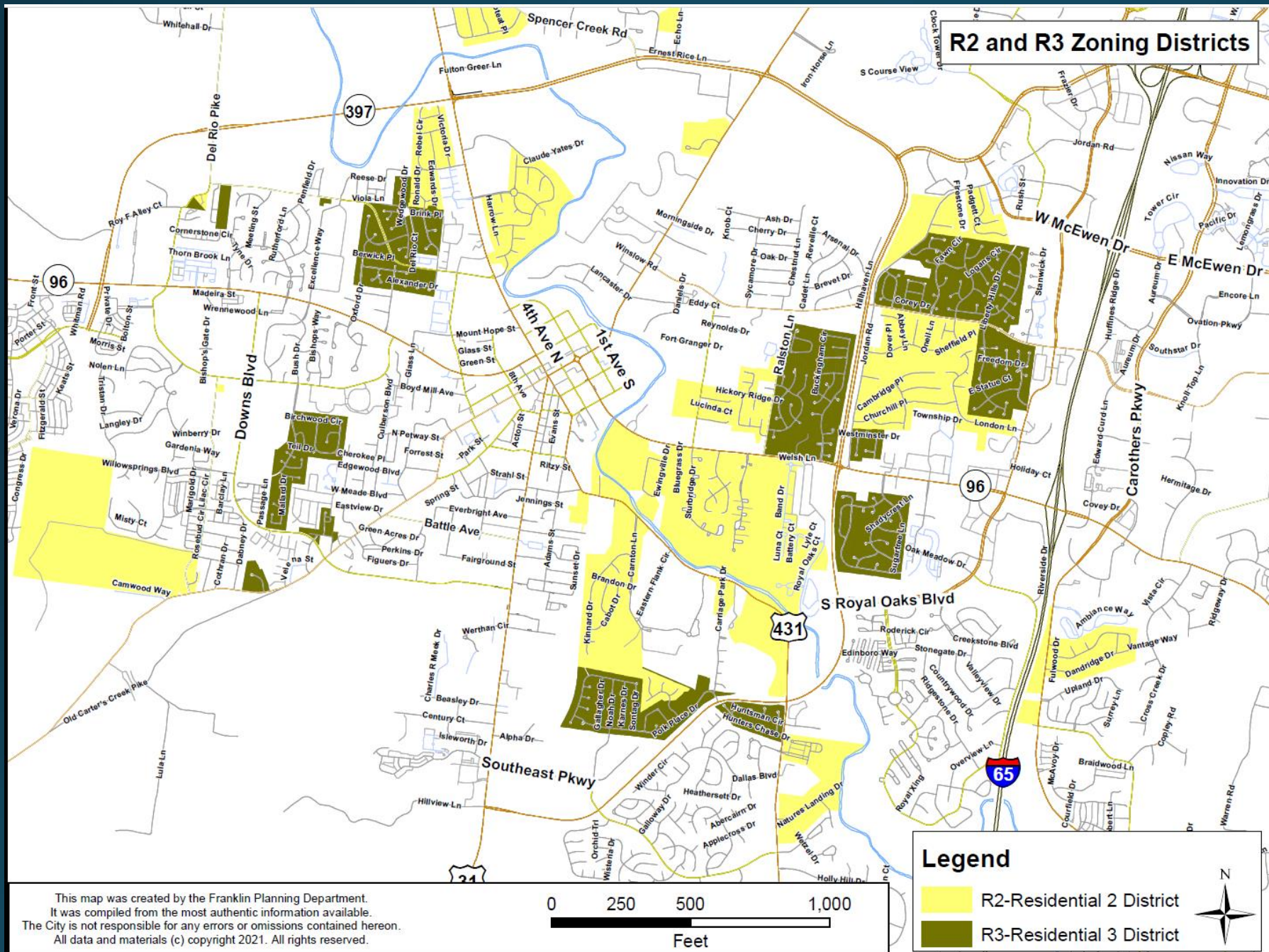
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District

Zoning Districts that currently permit ADUs (Zoomed in)

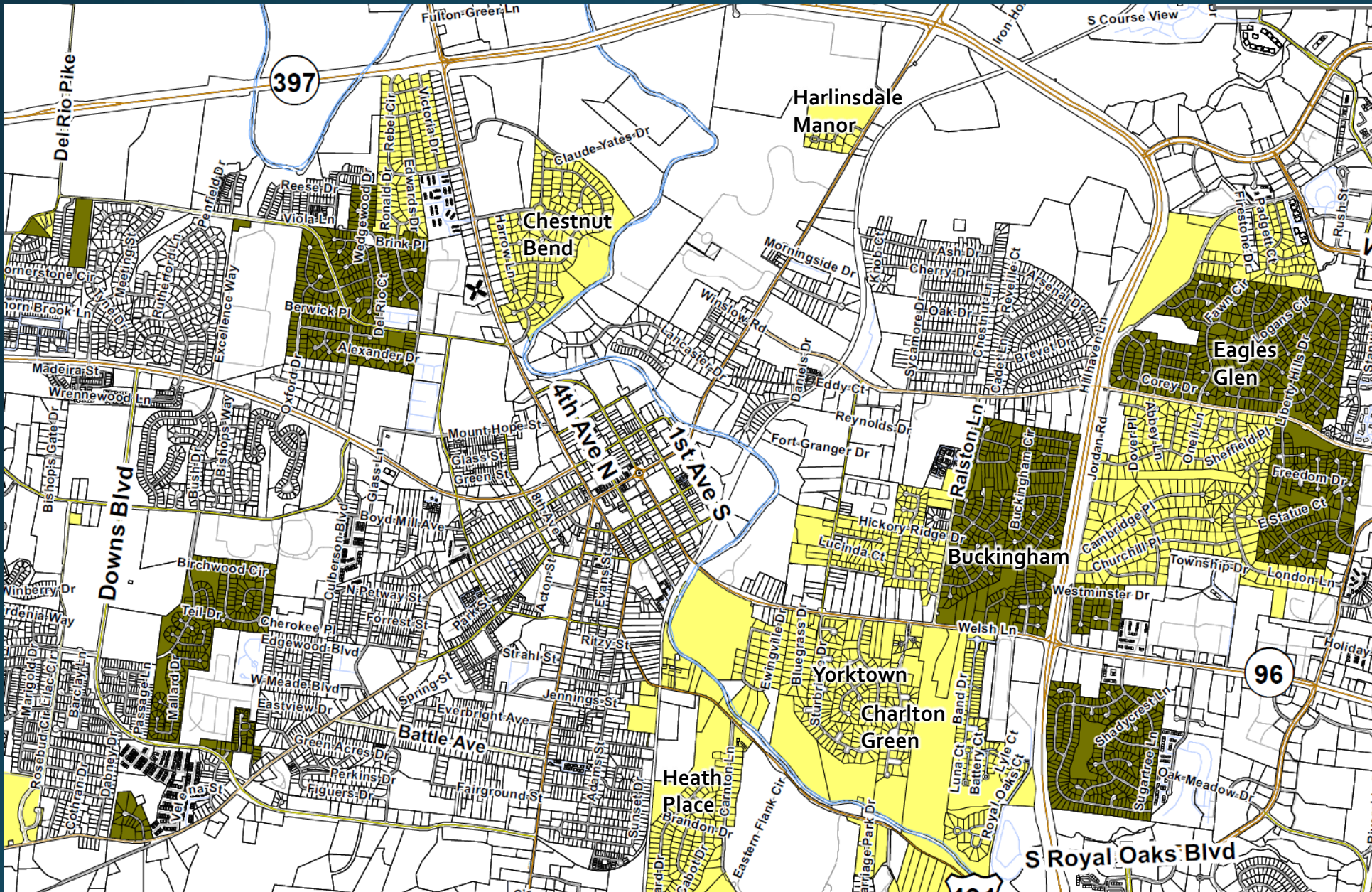


Legend

- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District



R2 and R3 Zoning Districts that currently do not permit ADUs



R2 and R3 Zoning
Districts that
currently do not
permit ADUs
(Zoomed in)

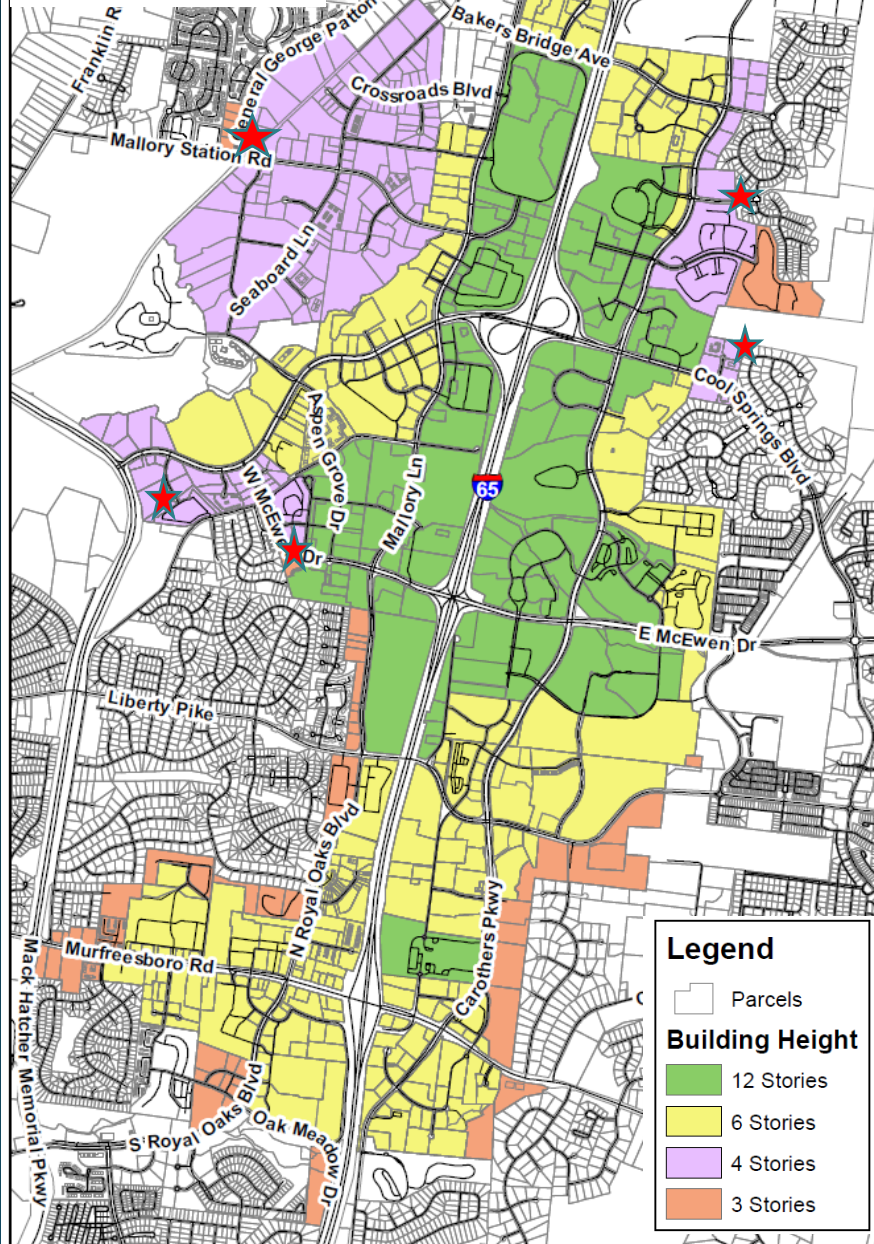
Accessory Dwellings in Single Family Residential Districts

- Should accessory dwellings be permitted in R2 and R3 Districts? Do you want to propose this with the update?

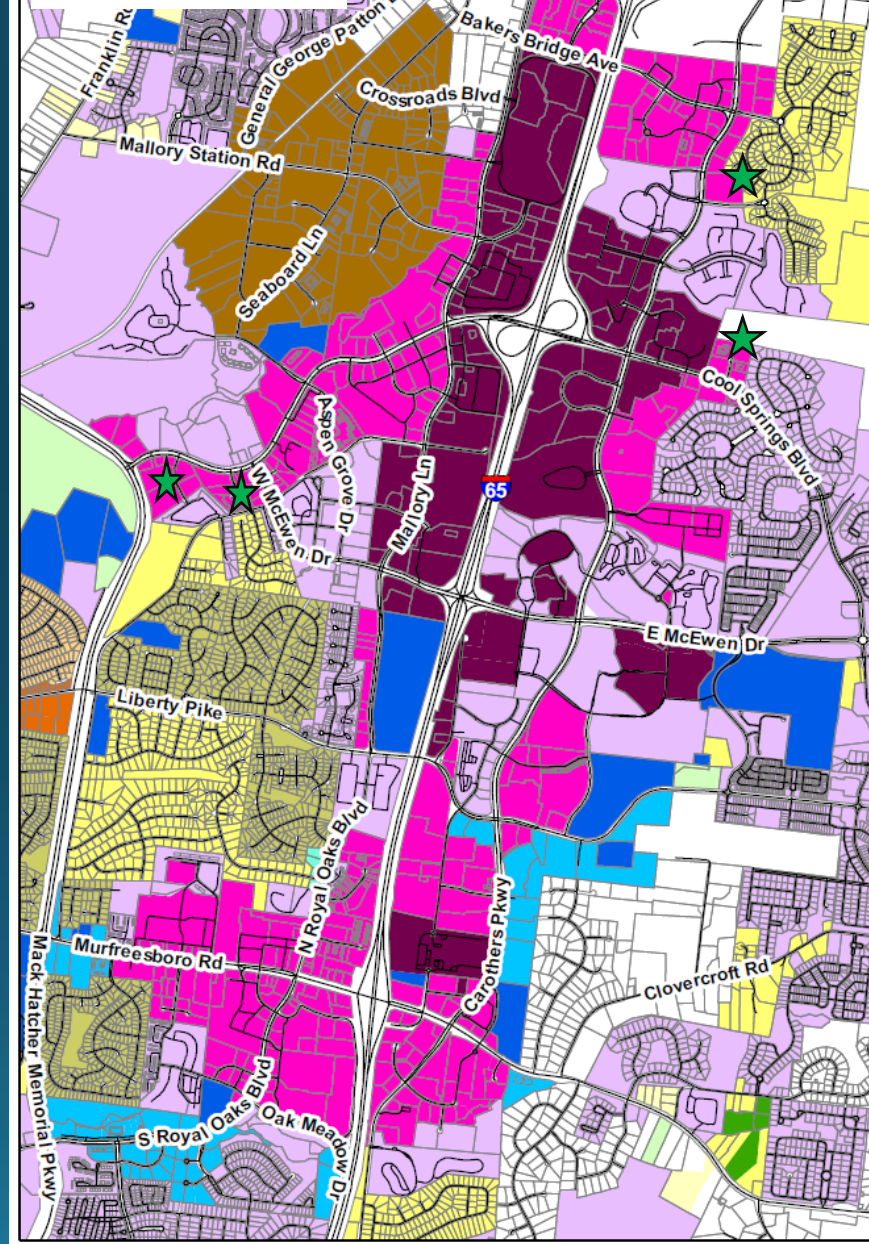
RC6 District Considerations

- Envision Franklin designated a maximum building height of four stories for specific areas of Cool Springs to help transition down in intensity from I-65 or to help balance building heights at intersections.
- Cool Springs BLVD near Mack Hatcher Parkway was specifically identified by multiple aldermen during the update
- Should the staff create a new zoning district—RC 4 and recommend rezoning these properties?

Envision Franklin Height Map

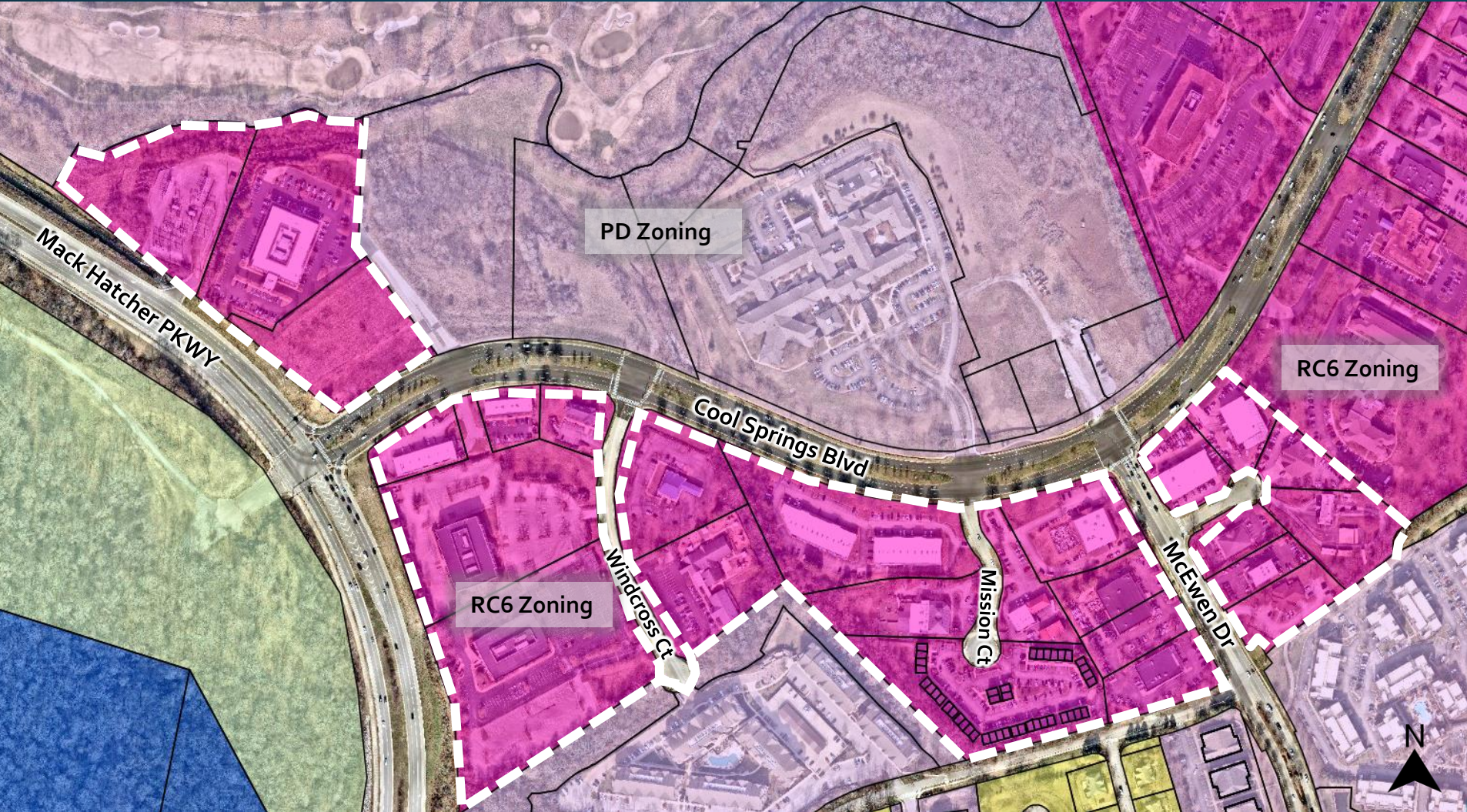


Zoning Districts Map

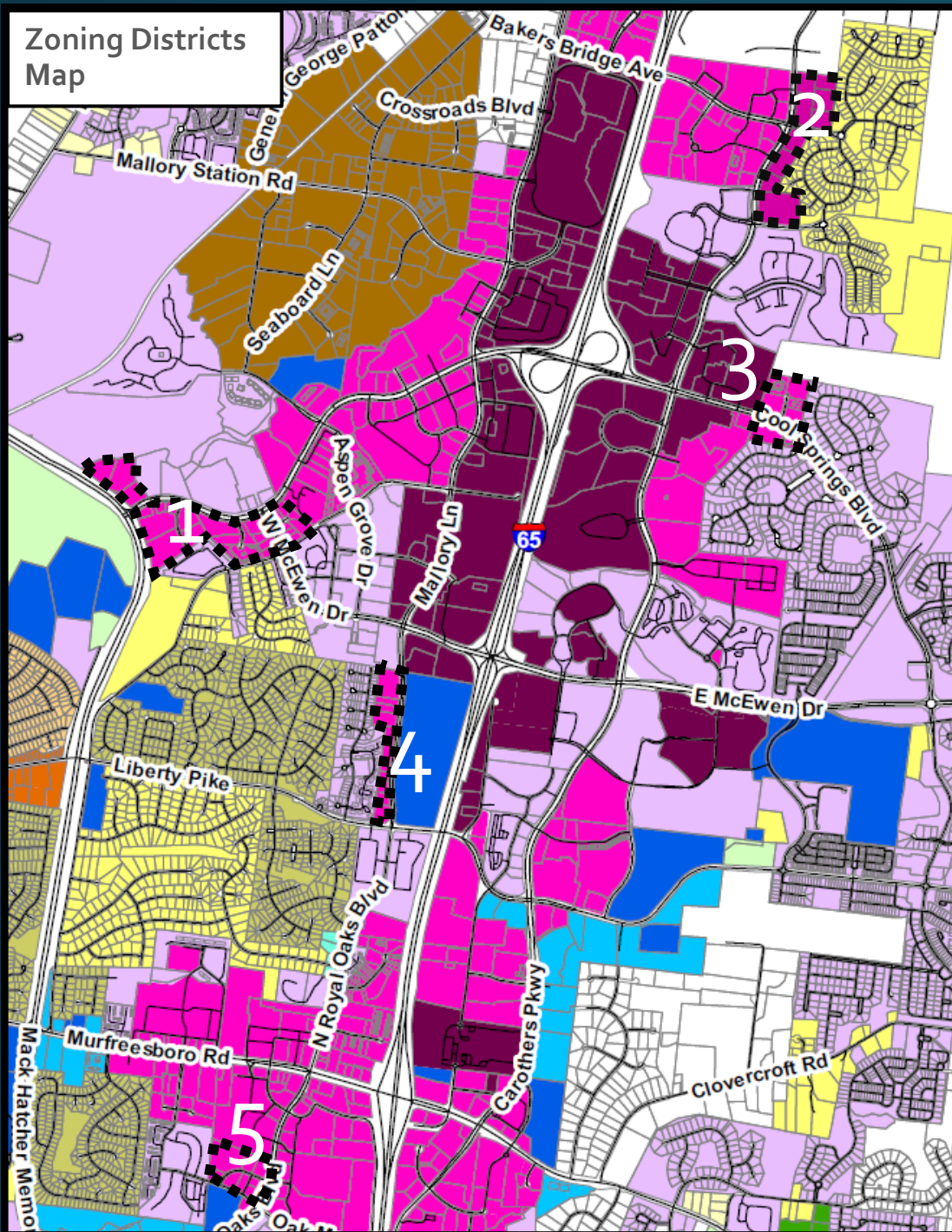


Stars represent
areas of height
maximum
reductions

Zoning Districts Map Impacted Location: Cool Springs Blvd and McEwen Drive



Zoning Districts Map



Dashed areas represent parcels zoned RC6 that could be changed to RC4:

1. Cool Springs BLVD near Mack Hatcher Parkway (24 parcels)
2. East of Carothers Parkway near Bakers Bridge (10 parcels)
3. Cool Springs BLVD and Billingsley Court (7 parcels)
4. Mallory Lane across from Centennial High School (9 parcels)
5. Rand Place (8 parcels)

Legend

Parcels

Zoning Districts

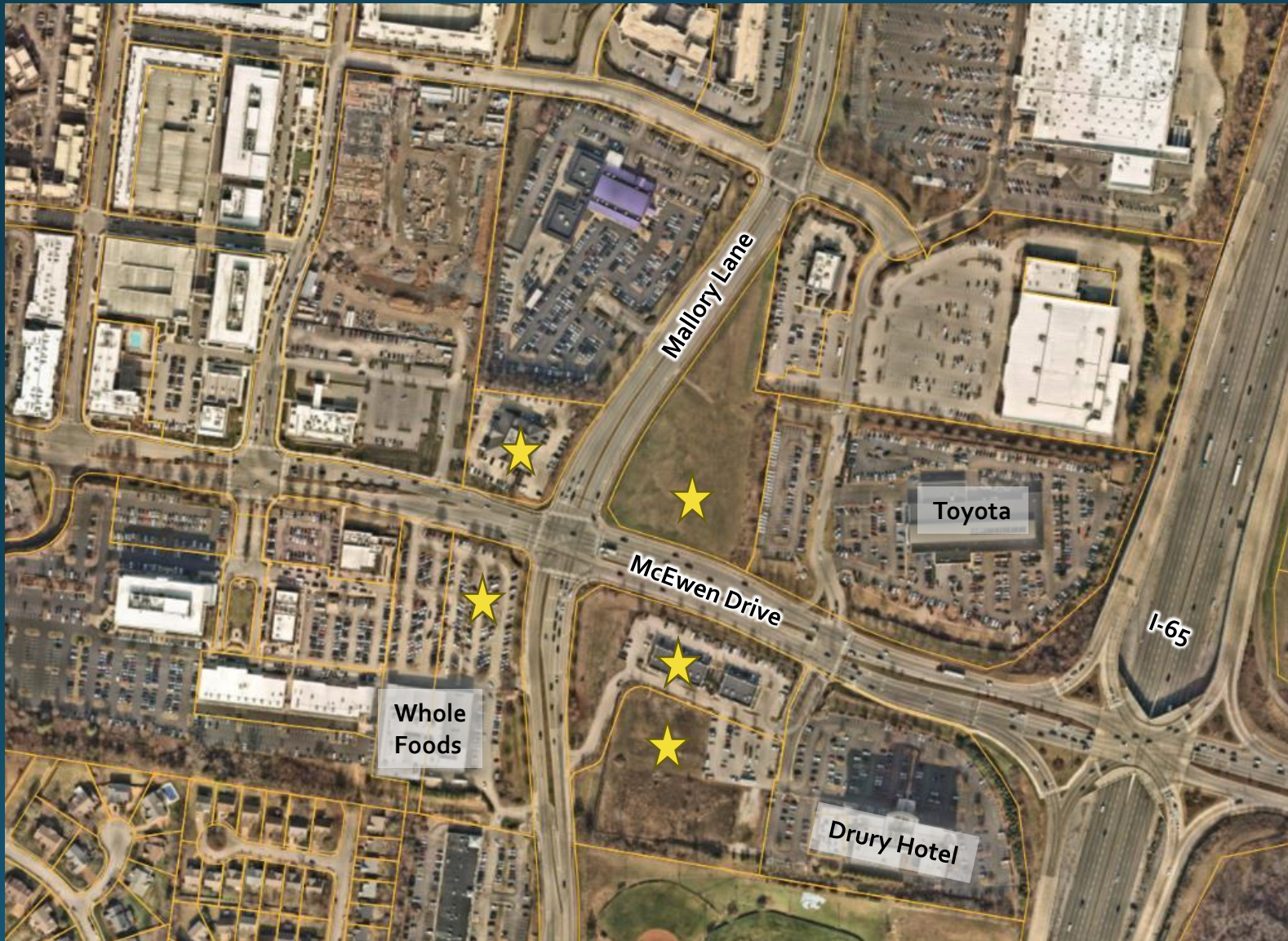
Representation: FranklinGIS.DBO.ZoningDistricts_Rep

- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

RC6 to RC₄ Considerations

- Should the staff create a new RC4 zoning district?
- Which areas should be recommended for rezoning into RC4?
- Mailers to property owners and those within 500 feet required

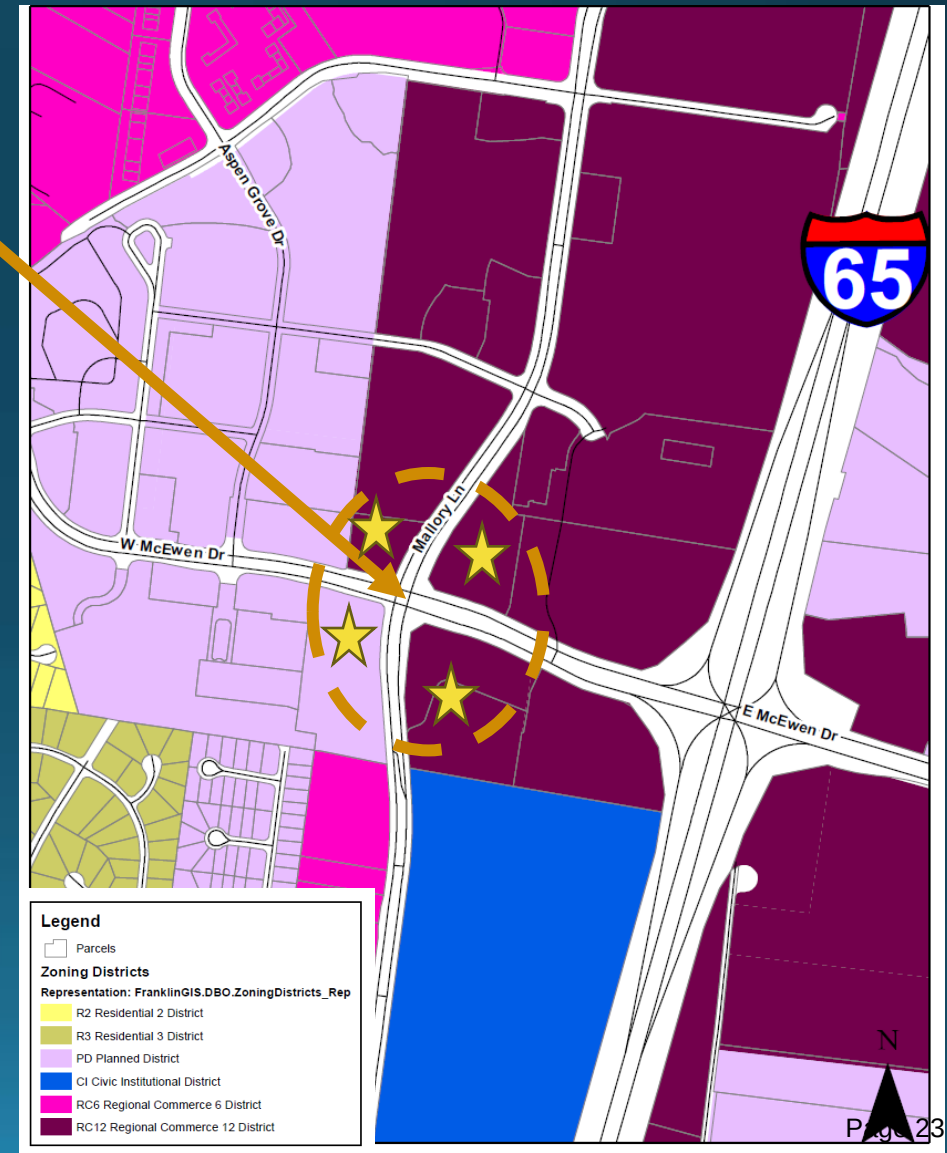
McEwen and Mallory Lane Intersection



McEwen and Mallory Lane Intersection

Add policy to Transitional Features 8.1.3 Building Height at Major Intersections:

Building heights may be up to eight stories on sites around the intersection (of Mallory Lane and McEwen Drive) if the massing and scale is graduated and 20-foot building setbacks are utilized by the top of the fourth story. The vacant parcel located between Centennial High School and McEwen Drive shall also not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site. The intent is to balance the building heights around the intersection and to maximize the viewshed and the urban design aesthetic at this gateway location.



Joint Conceptual Workshop August 22, 2024

Five-Year Zoning Ordinance Update

BOMA/FMPC Topics

Telecommunication Towers and Buffers

5 Year Zoning Ordinance Update



BOMA/FMPC Topics—Follow Up



Envision Franklin



Modification of Standards



Variances

State Law/Other Potential Changes

FEMA Floodplain Map Update

Telecommunication Towers

June JCW Discussion

- JCW feedback was supportive of concealed or 'stealth' tower aesthetic requirements
- Architectural imitation was preferred over nature





Aesthetics: Imitation of Nature





Aesthetics: Imitation of Architectural Structures



Credits:
www.twistedgifter.com
www.thepress.net/
www.ocregister.com
www.s8-design.com/
www.mapquest.com
www.cnn.com

Franklin Examples



160-foot tower , Southeast Parkway



160-foot tower, 112 Fort Grainger Dr



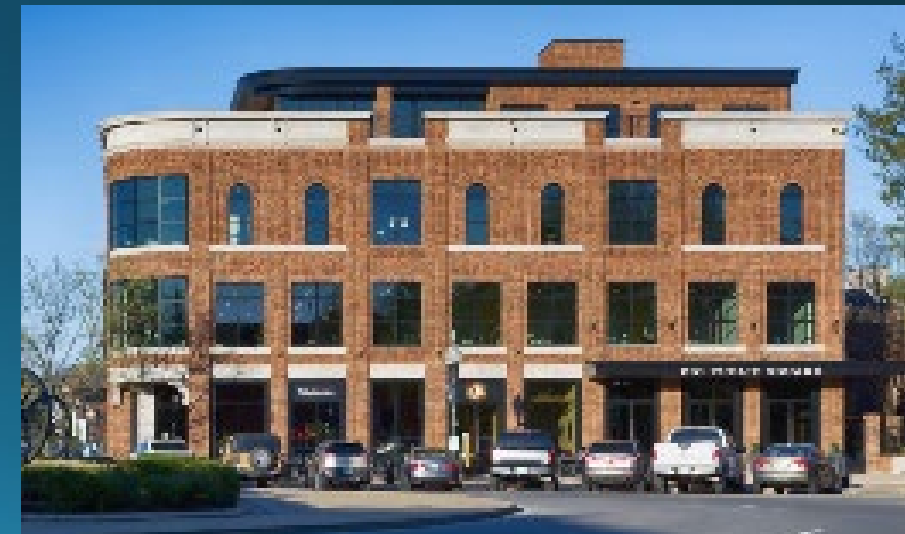
55-foot tower, Lewisburg Pk



185-foot tower, 2130 Edward Curd Ln



150-foot tower, 3200 Boyd Mill Ave



Macro tower in parapet, Public Square

Discussion: Aesthetics Options

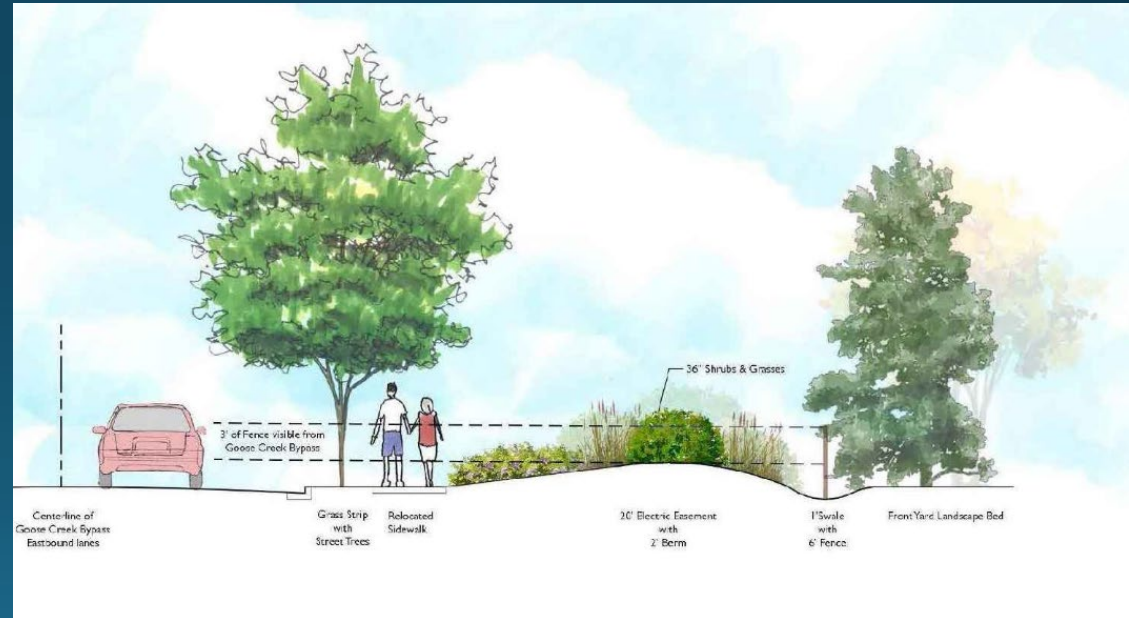
Aesthetics

1. Require all traditional telecommunications towers to be concealed or 'stealth' towers by imitating:
 1. An architectural structure (e.g. steeple, belltower, parapet, art)
 2. Nature that is context based to best suit this geographical area (no palm trees, cacti)
2. Continue our current standards (galvanized steel finish or neutral color)

Landscape Buffers

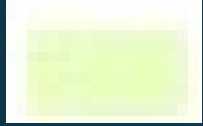
May JCW Discussion

- Discussed recent developments that have enhanced screening between new nonresidential development and existing residential development
- Feedback was supportive of further study of enhanced buffer options for consideration.



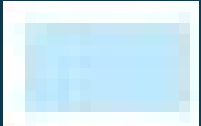
Transitional Features

Current Requirements



Outside of CFO/CAO1, 2, and 3:

- Transition Zones are required when a new nonresidential, mixed-use, multifamily, or townhouse development abuts existing residential lots:
 - 25-foot landscape buffer zone
 - 50-foot graduated use zone
 - 50-foot building height and form zone

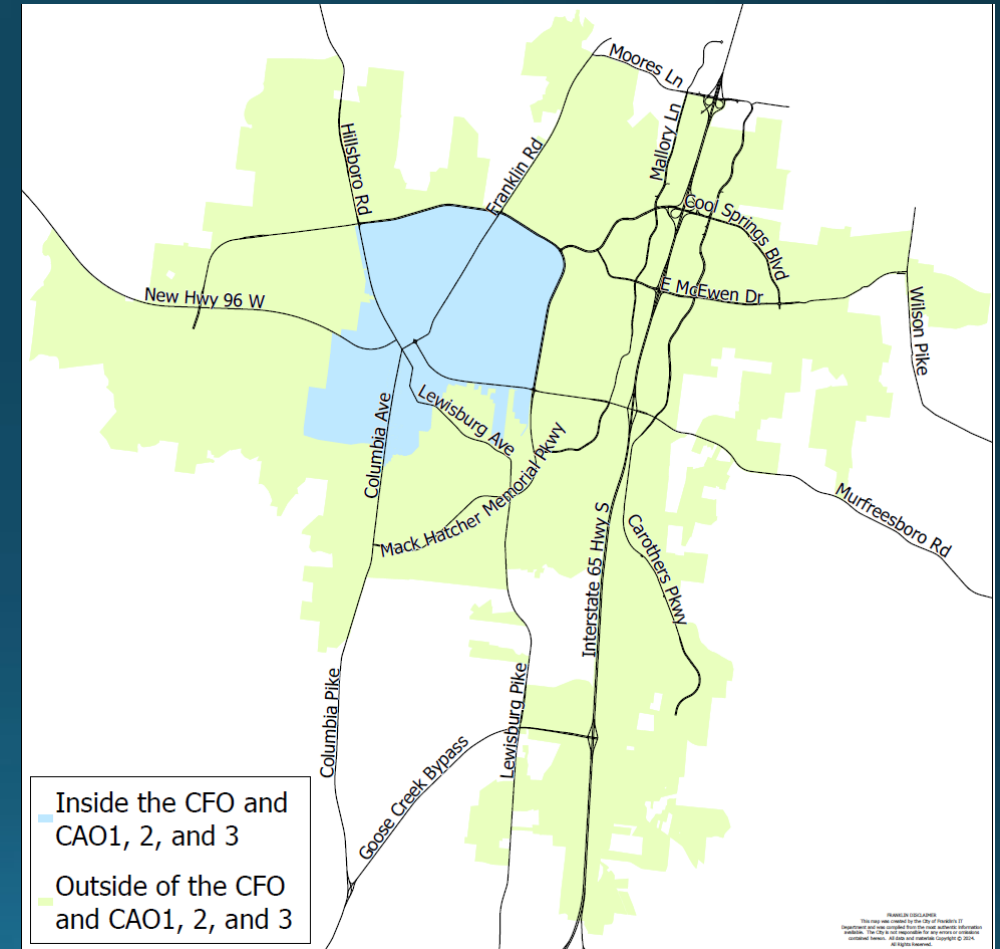


Inside the CFO/CAO1, 2, and 3:

- Transition Zones are not required
- Requirements focus on setbacks, building height, scale, massing, and character

Across the city:

- No landscape buffer is required for new single-family residential next to existing single-family residential, but new lots must be at least 75 percent of the average lot size of the existing lots.



Within the Landscape Buffer Zone

Type of Material	Number per 100 Linear Feet	Minimum Evergreen
Canopy Trees	5	50%
Understory Trees	5	50%
Shrubs	60	75%

- 25' wide landscape buffer with 50% evergreen trees and 75% evergreen shrubs
- Fences/walls may be used, but they are not required. When used:
 - Minimum 6 feet and at least 75% opacity.
- Berms may be used, but they are not required. When used:
 - Minimum 4 feet plus shrubs to achieve 6 feet in 2 years

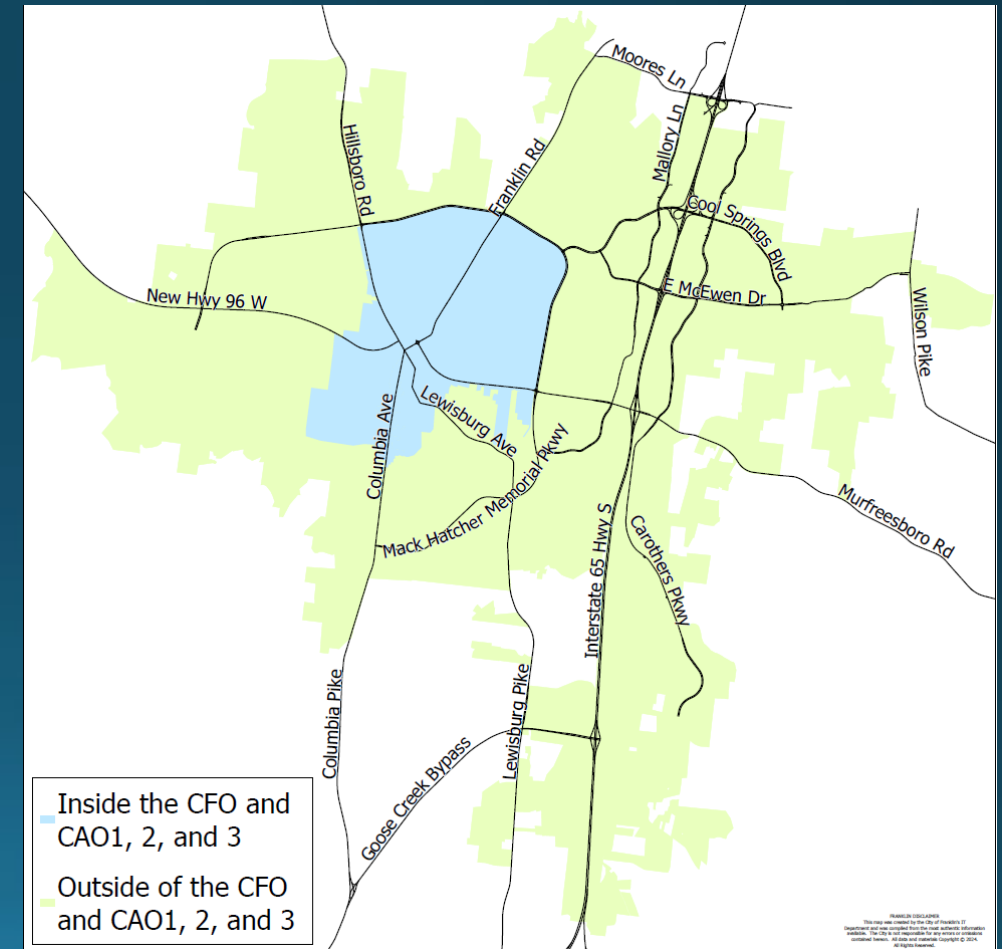




Discussion: Staff Recommendations

Between new nonresidential and existing residential uses:

- Outside of CFO/CAO1, 2, and 3:
 - Require berm, fence, or wall when next to residential lots (houses, duplexes, multiplexes, townhouses).
- Inside of CFO/CAO1, 2, and 3:
 - Require fence or wall when next to residential lots (houses, duplexes, multiplexes, townhouses).



August 22, 2024 Joint Conceptual Workshop

Zoning Ordinance Update

BOMA/FMPC Topics

Lighting/Light Pollution

Streetlights in Residential Developments

Streetlights in Residential Developments

- Controlled by MTE
 - Developer can opt out and have HOA own and maintain streetlights
- MTE has streetlight manual with standards
 - Provides for a limited number of pole and fixture options
 - The limited selection helps with ongoing maintenance obligations
 - MTE provides power and maintenance and bills the City

MTE Approved Lights



Banded Granville



Plain Granville



Plain Granville with Finial



Lantern Light



Arlington

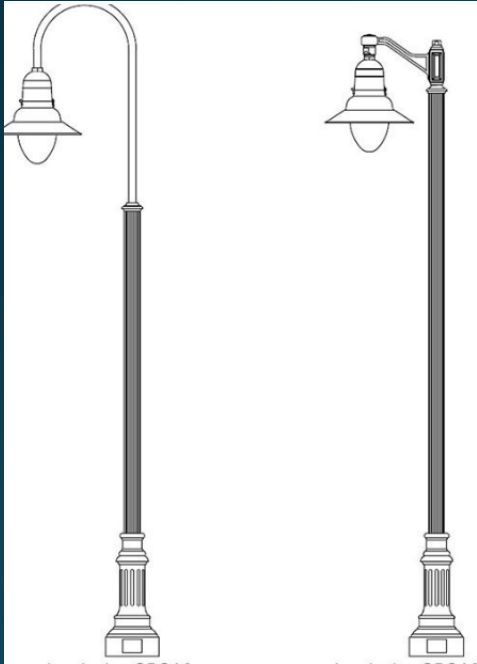


Town and Country

City of Franklin Zoning Ordinance Standards

- Maximum pole height of 18 feet
- Ornamental style light fixture
- Subject to MTE and the Transportation and Streets Technical Standards

Sample Streetlights with Full Cut-Offs



Post Top Lights With Full Cut-off



Full Cut-off Lanterns

For zero-uplight applications the Taft, Arlington, and Washington series all are available with unique optical design that minimizes uplight and sky-glow. For enhanced visual comfort, this series is now available with multiple optical configurations including frosted glass option.

Status Update

MTE recently discussed with their senior leadership and they do not want to add any new lights to the approved list in order to keep the number of lights they stock to a minimum.



The Loft Apartments at CHP

3595 Carothers Parkway
Joint Conceptual Workshop - 08/22/2024

Our Work

Middle Tennessee has an extreme challenge; keeping up with the increase in housing prices for its residents that are making less than the median income for our HUD Metropolitan area.

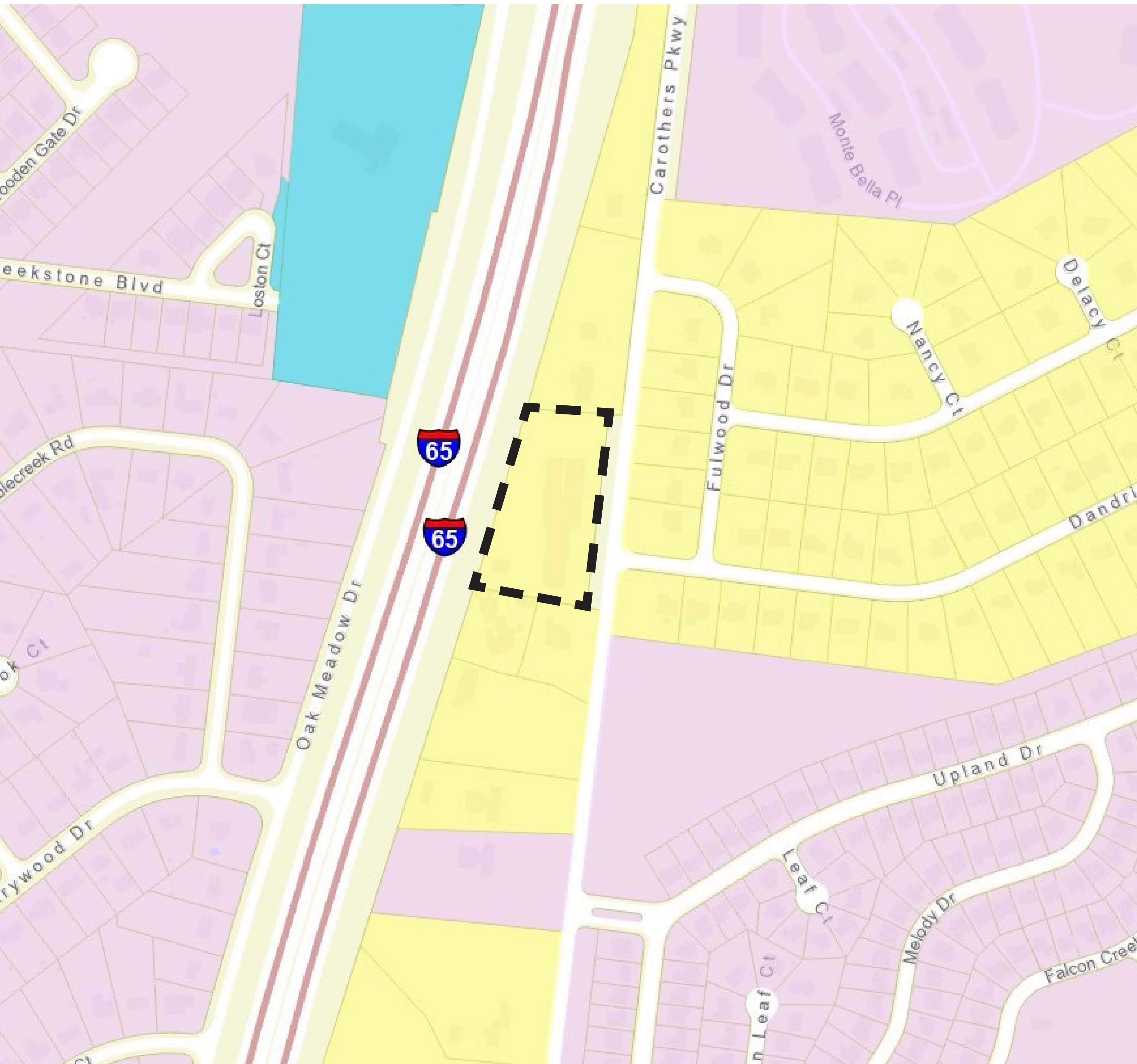
Land is expensive and builders that are able to create options for this income level are non-existent. This is where CHP has become one of our county's greatest assets. As one of only four affordable housing developers in the area, we have managed to obtain land to fulfill our mission of keeping our residents and workers at-home in Middle Tennessee. We are keeping our school teachers close to their students, keeping our medical professionals close to their patients, and keeping our policemen and fire fighters close to putting out fires and protecting our families.



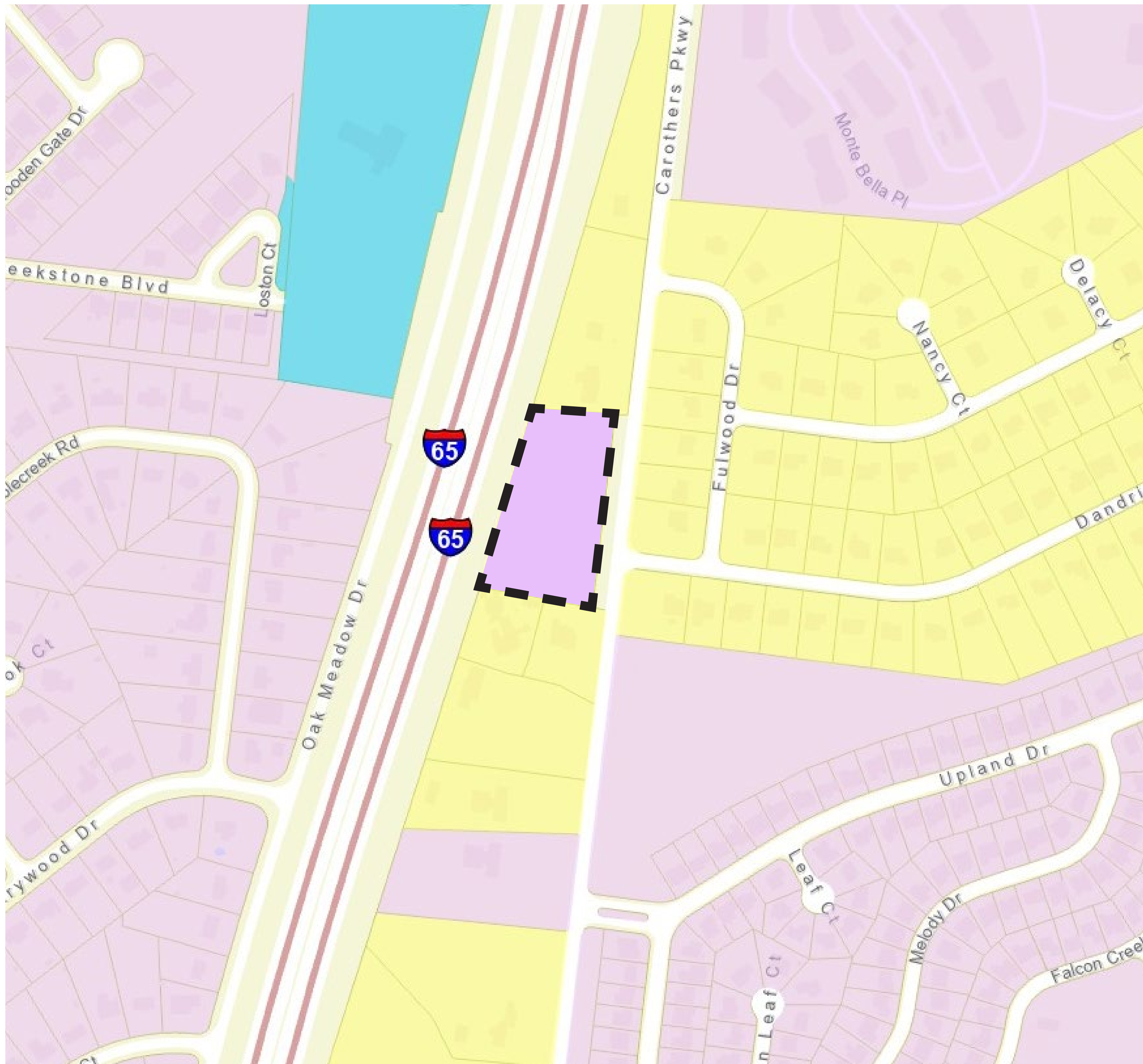
Previous Site Use

For a long time, this facility was known as Southern Care. An assisted living retirement community that contained 53 beds and employed approximately 25 people.

Existing Zoning - R-2 RESIDENTIAL



Proposed Zoning - PD PLANNED DEVELOPMENT



Envision Franklin

Special Considerations (Mixed Residential | Page 66)

Between Interstate 65 and Carothers Parkway and North of Upland Drive

Existing assisted living facilities may be converted to multifamily residential units. Demolition of such buildings for the purposes of constructing new multifamily residential uses is not supported.



Modification of Standards

Parking requirements according to the City of Franklin's current Zoning Ordinance:

1.5 Parking Spaces/1 Bedroom or Studio Unit

35 1 Bedroom Units x 1.5 Parking Spaces

Total = 53 Parking Spaces (Current Zoning Ordinance)

Our Request

0.97 Parking Spaces/1 Bedroom or Studio Unit

+ 3 Parking Spaces for Employees

35 1 Bedroom Units x 0.97 Parking Spaces

Total Required = 37 Parking Spaces

Current Site Design

28 Existing Parking Spaces + 9 Additional Parking Spaces

Total Provided = 37 Parking Spaces

Preferred Plan



Architecture



HARLIN

.....

ENVISION FRANKLIN AMENDMENT

JOINT CONCEPTUAL WORKSHOP - 08/22/2024

BOYLE

 **HISTORICAL
· CONCEPTS ·**
ARCHITECTURE & PLANNING

 **Kimley»Horn**



DEVELOPMENT RESERVE

"These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery."

(Envision Franklin, pg 40)

PRESERVATION AND PROGRESS **VILLAGE GREEN**

A way to create a transition from Kroger / Target high intensity uses along Columbia Pike to rural character of the county.

A way to preserve large amounts of green space along the edges of the city.

The **VILLAGE GREEN** design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits.
(Envision Franklin, pg 113)

VILLAGE GREEN

VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.



Design Concepts | ENVISION FRANKLIN

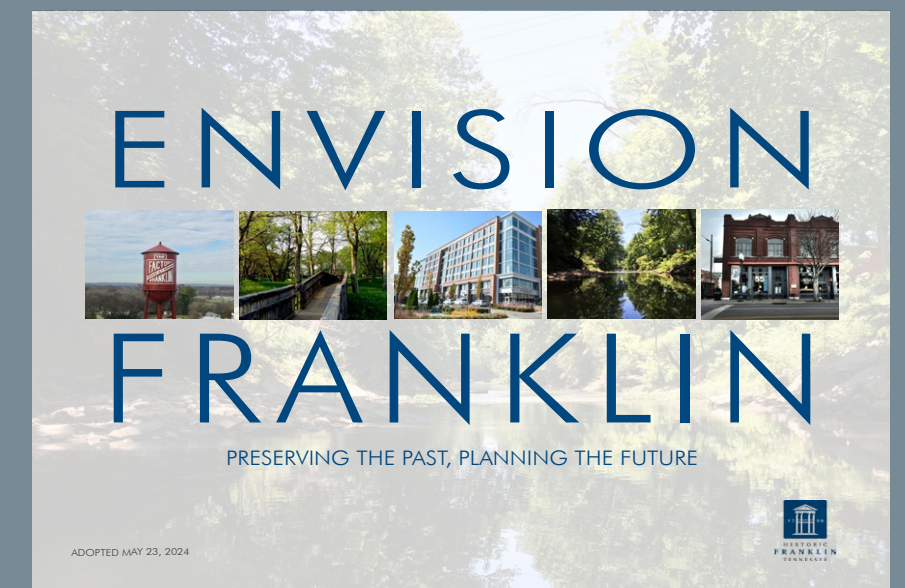


113

VILLAGE GREEN

(ENVISION FRANKLIN, PAGE 113)

- The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space.
- Minimum 70% Open Space preservation required
- Neighborhood Commercial
- Preserved Rural Character
- Clustered village with small development footprint

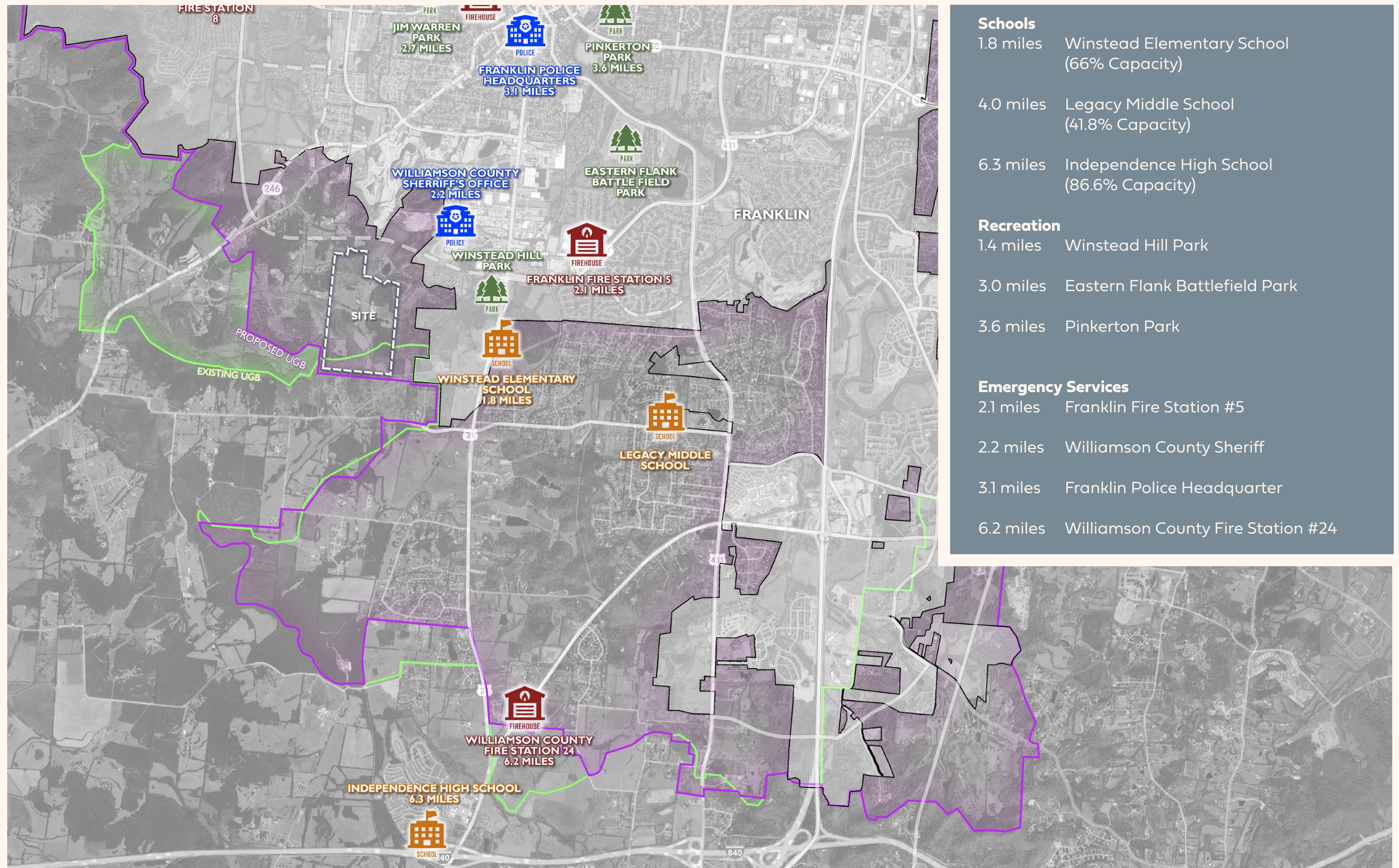


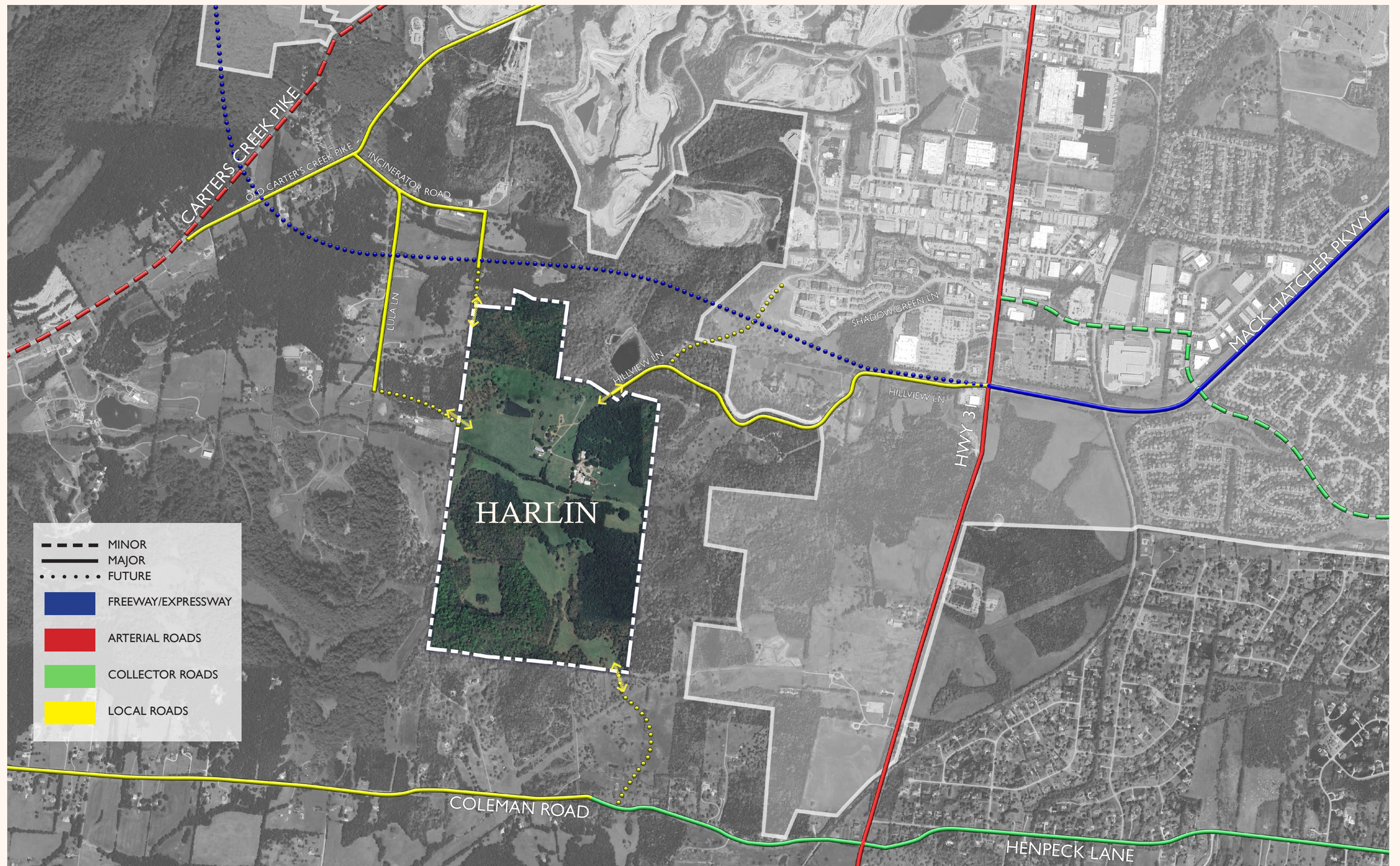
HARLIN

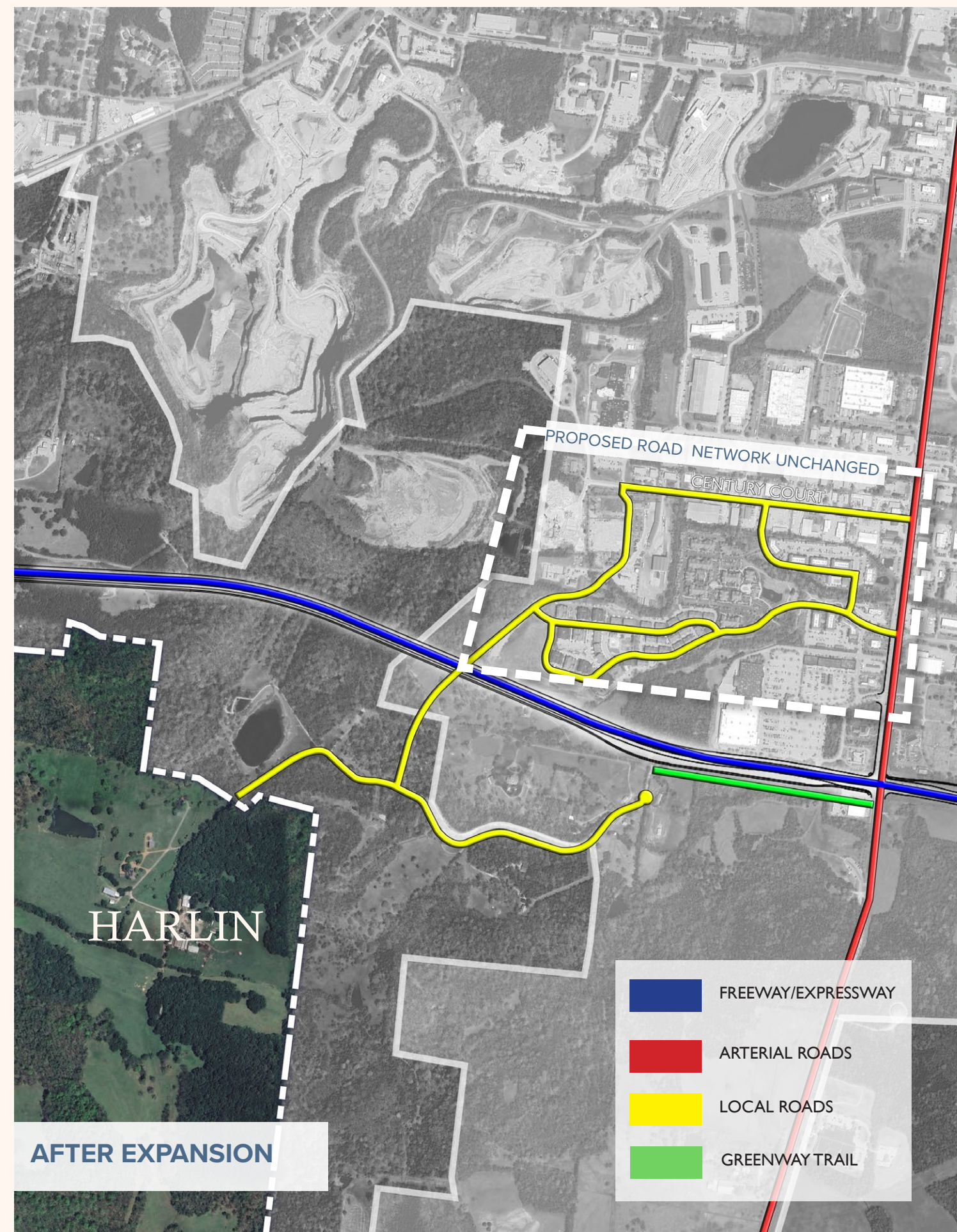
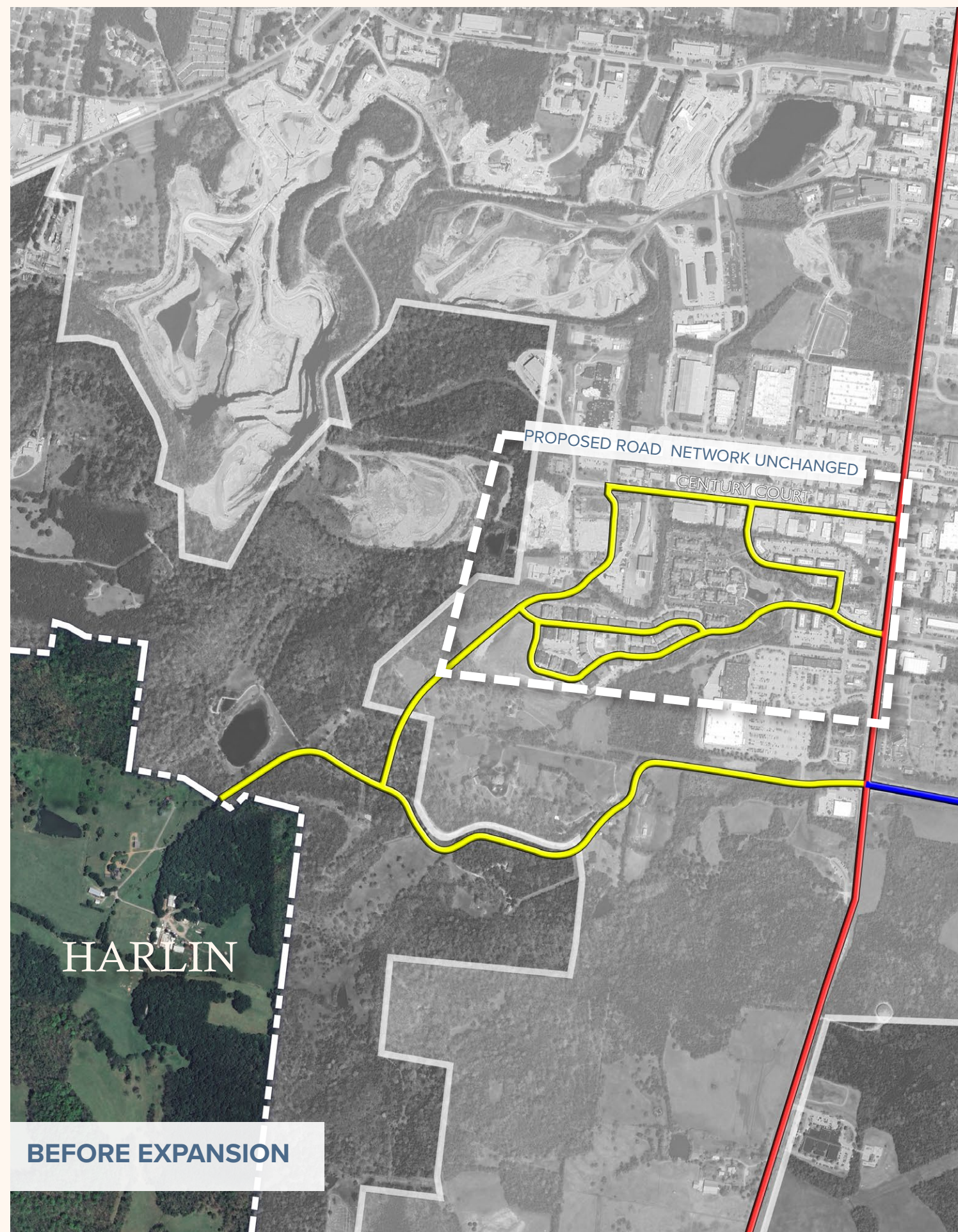
INTIMATE | RICHNESS | HOSPITABLE | CURATED

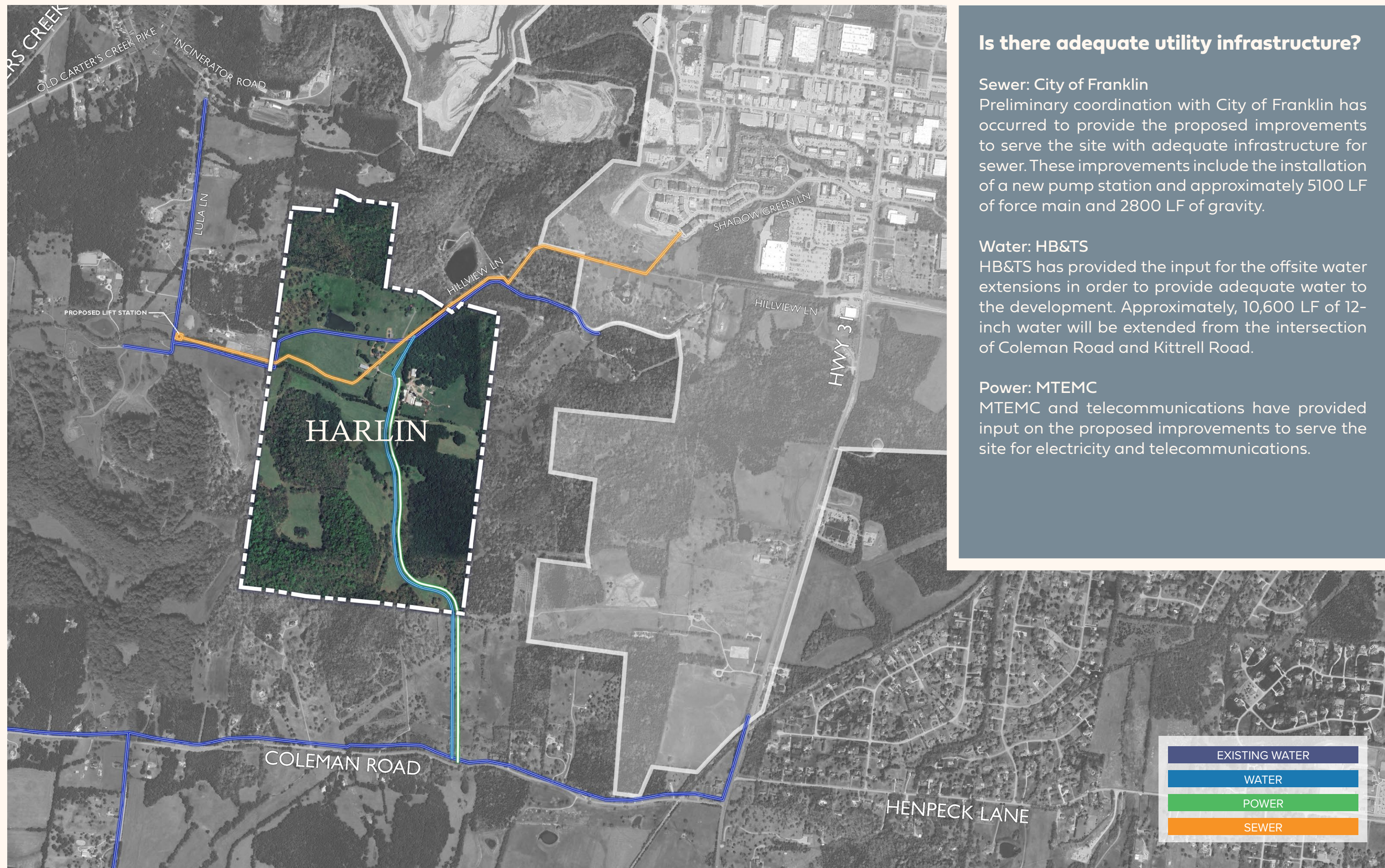
- Celebrate authenticity of the local rural setting, but not as an agricultural or nature themed neighborhood
- Sophisticated country homes reminiscent of the best architecture built in neighborhoods over 100 years ago
- Amenities and experiences that are interspersed within the neighborhood so residents are within a few minute walk of one, instead of a consolidated facility
- Create a place of multiple interconnected centers with consideration for future growth
- Quality should be a central tenant from start to finish of the project; Prioritize conscientious design, over volume and efficiency; Rich materials
- Adaptability should be to fundamental to the master plan to allow flexibility within an evolving market
- Design a village context that appears to have grown over time
- Commercial offerings should be sustainably sized to serve the residents and provide unique experiences
- Foster genuine connections and valued experiences reflective of the local culture through authentic boutique hospitality











Is there adequate utility infrastructure?

Sewer: City of Franklin

Preliminary coordination with City of Franklin has occurred to provide the proposed improvements to serve the site with adequate infrastructure for sewer. These improvements include the installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity.

Water: HB&TS

HB&TS has provided the input for the offsite water extensions in order to provide adequate water to the development. Approximately, 10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEM

MTEM and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Future Connection to Incinerator Rd

Future Connection to Lula Ln

Hillview Lane

Polk Creek

Preserve Homesite in Existing Clearing

Family Compound Lots

Connection to Coleman Rd

1" = 800'

COMMUNITY AMENITIES:

- A. Chapel Square and Park
- B. Hotel
- C. Post Office
- D. Pavilion with Tennis & Pickleball Courts
- E. Preserved Silos in the Park
- F. Social Club
- G. Historic Antebellum House
- H. Fitness Center
- I. Pool & Recreation Center

Cottage Court

Townhouse Court

Preserve Homesites

COMMERCIAL USES:

- 1. Restaurant
- 2. Wine Shop
- 3. General Store
- 4. Coffee Shop
- 5. Artist/Cottage Industry Incubator

Trailhead Park

Trails woven throughout property

Existing Cemetery

Hillview Lane

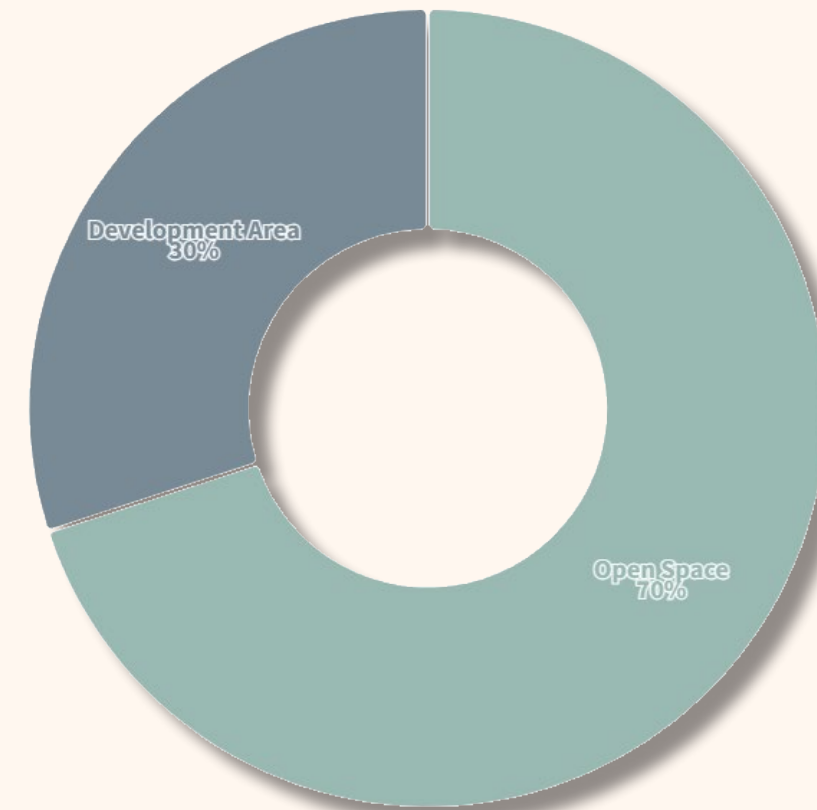
Polk Creek

Family Compound Lots

To Coleman Rd

MASTER PLAN

*plan is conceptual in nature



Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

(Envision Franklin, pg 113)

Open space and natural features should be identified first so that the development co-mingles with the landscape. Open space should be provided in large tracts, connected across the site, and laid out in a manner so that adjacent development open space can become connected to form a contiguous protected network of green space. Greenways and trails should be provided in the open space areas.

(Envision Franklin, pg 115)



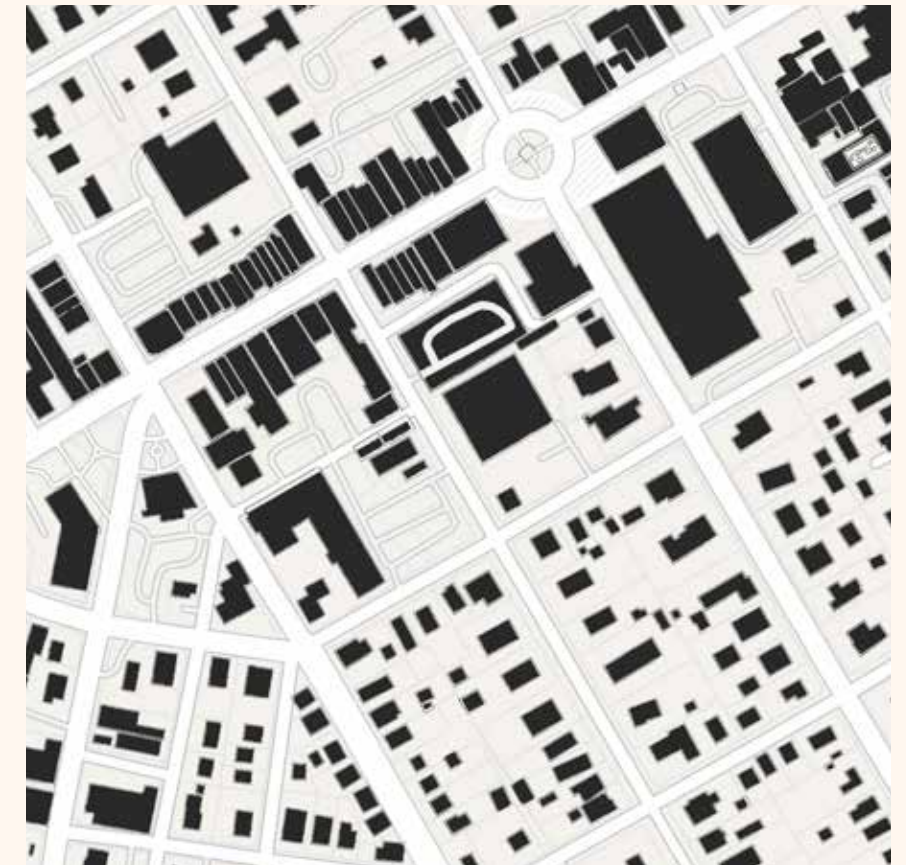
MAIN STREET LOOKING TOWARD CHAPEL PLAZA



STREET BENDING TOWARD VILLAGE CENTER



FAMILY COMPOUNDS ON SOUTHERN EDGE



FRANKLIN, TN



FIGURE GROUND “SQUARE”

Figure ground drawings show the streets, building footprints, and public parks. By studying precedent of old towns and new neighborhoods through these drawings, we can compare how the buildings relate to one another and how the space between the buildings contribute to that place’s character.

The following comparisons use an 1,800 ft x 1,800 ft square which is approximately 75 acres. The gold square shown above overlaid on the property is the same dimension and scale as the figure ground drawing of downtown Franklin to the right. This allows us to see how different places could potentially fit on the property.

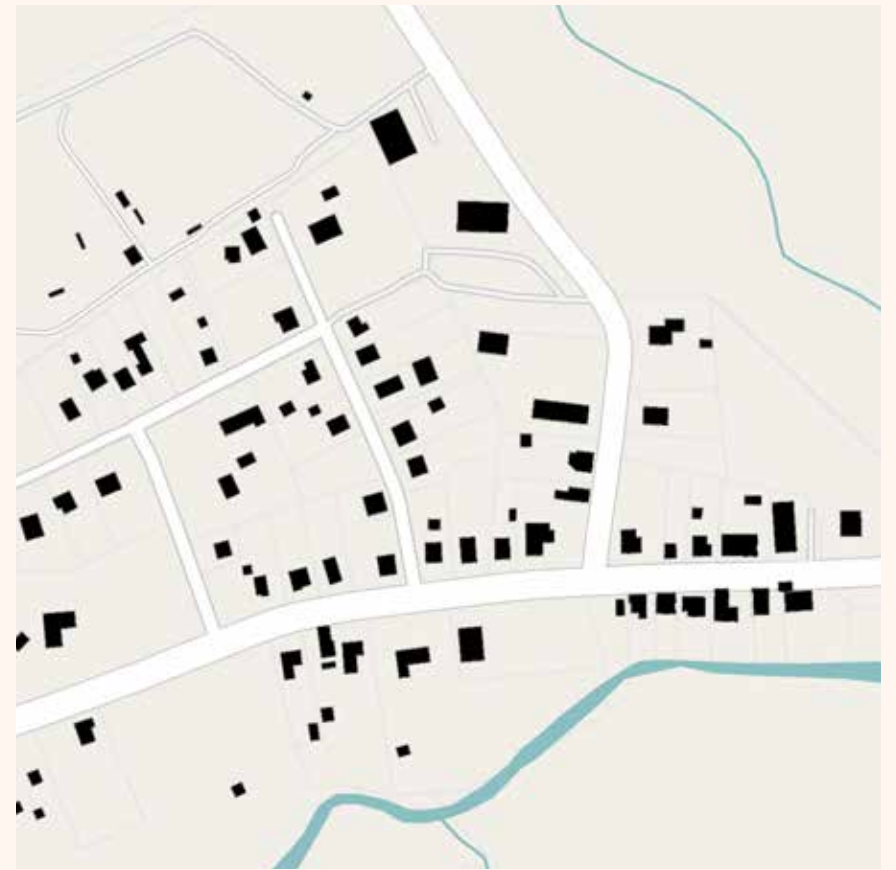
FIGURE GROUND STUDIES
1" = 400'



WESTHAVEN, FRANKLIN, TN



BERRY FARMS, FRANKLIN, TN



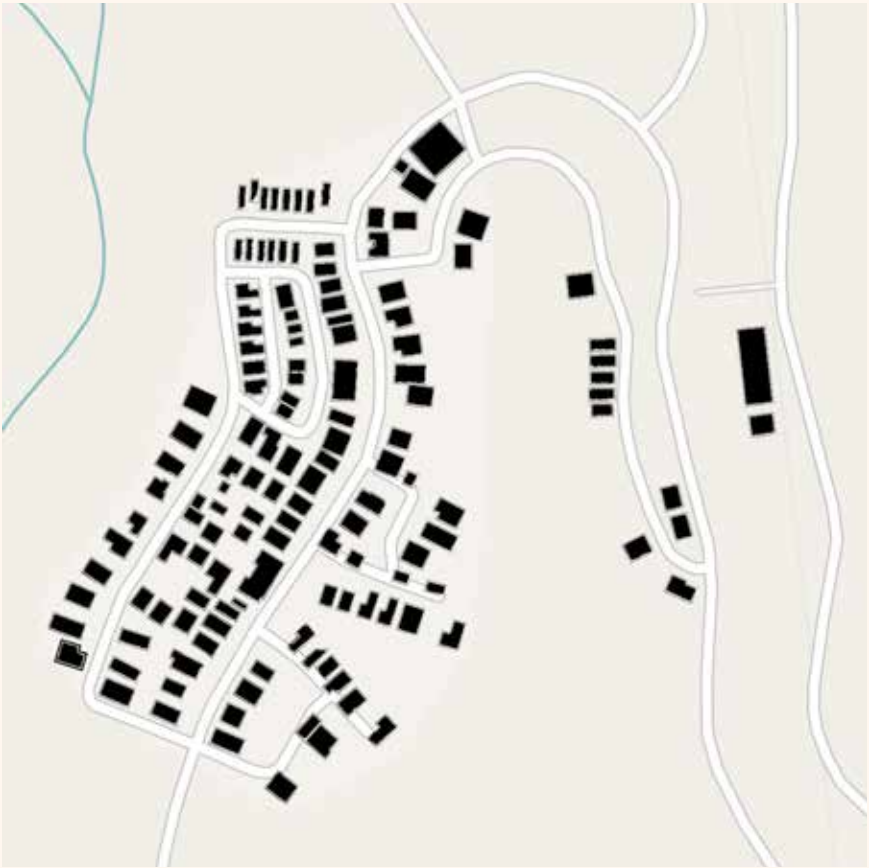
LEIPER'S FORK, TN



LOCAL PRECEDENT
1" = 400'



PALMETTO BLUFF, SC



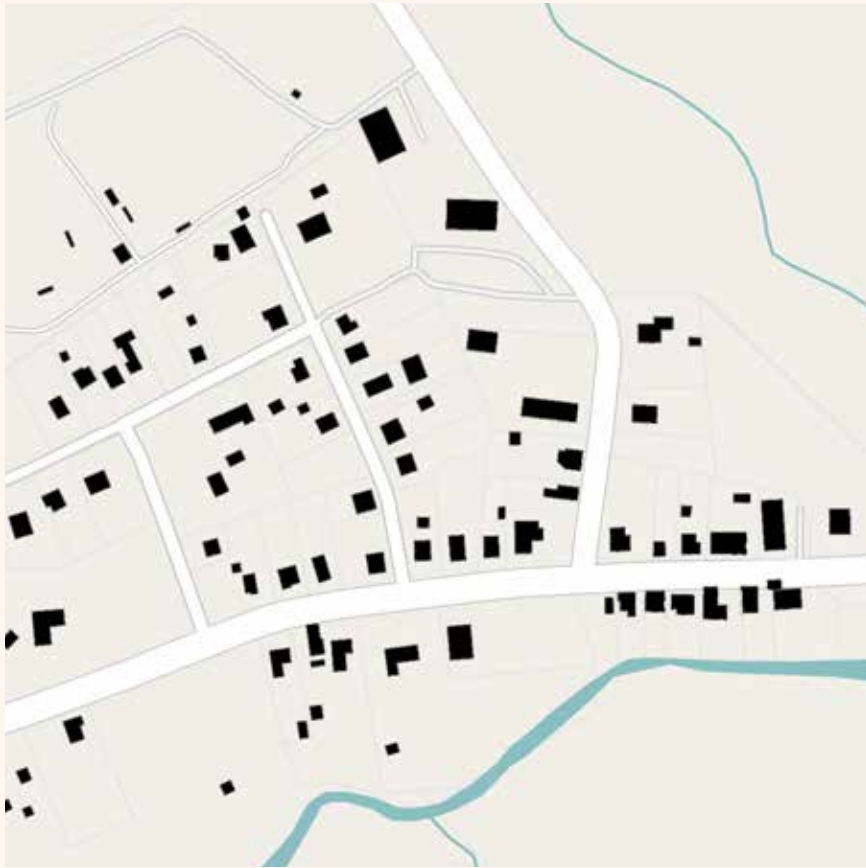
SERENBE, CHATTAHOOCHEE HILLS, GA



GLENWOOD PARK, ATLANTA, GA



TOWN PRECEDENT
1" = 400'



LEIPER'S FORK, TN



HARLIN



WESTHAVEN, FRANKLIN, TN

less dense

more dense

HARLIN FIGURE GROUND COMPARISON
1" = 400'



VILLAGE GREEN (SPECIAL CONSIDERATION):

AREA SOUTH OF INCINERATOR ROAD AND WEST OF HILLVIEW LANE (HARLIN FARM)

A neighborhood village may consist of designated areas for commercial uses established in a "Main Street" form and/or at significant intersecting streets within the neighborhood. Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height. All proposed buildings will have the proposed heights indicated on the Development Plan, prior to approval. Civic uses may also be appropriate in the neighborhood village.

Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan. A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. A boutique hotel is assumed to be a mixed-use building(s) that may also include accessory uses such as: a café, restaurant, retail, meeting space, health/wellness, indoor/ outdoor wedding venue and other accessory uses. These accessory uses could be within the inn building itself or as standalone buildings.

Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.



318 FRANKLIN ROAD

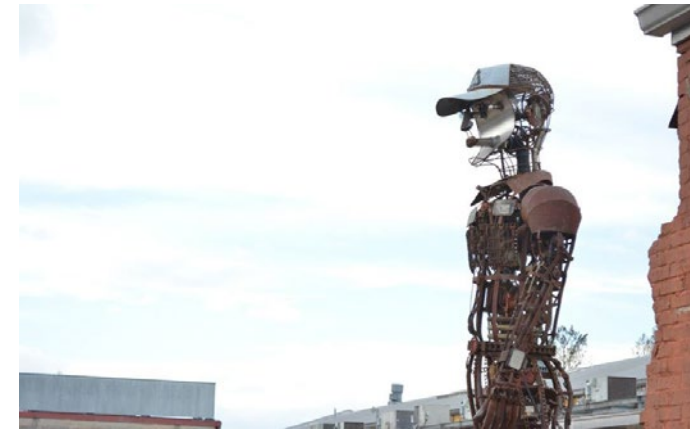
JCW MEETING PRESENTATION
08/22/2024



FACTORY DISTRICT

The Factory District is anchored by the Factory at Franklin which has been a defining community landmark since its opening in 1929. It was used as a manufacturing center for four different companies over the course of 62 years and served as Franklin's largest employer for most of that time. Several generations of Franklin families would go on to work at the Factory. In 1991, Jamison Bedding moved production to a new facility and the building was left empty. It went on to deteriorate rapidly over the next five years until the property was purchased by a local entrepreneur. Between 1996 and 2006, the property underwent a major transformation and was curated into a community hub of dining, entertainment, office, and retail uses. Major renovations began in 2022 for theater space, event spaces, a carousel, restaurants and other commercial uses, and a variety of indoor and outdoor gathering spaces.

The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the District should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities.



THE FACTORY - 2023



THE FACTORY - 1947





FACTORY DISTRICT: SITE CONTEXT

Our site contains a mix of different uses:

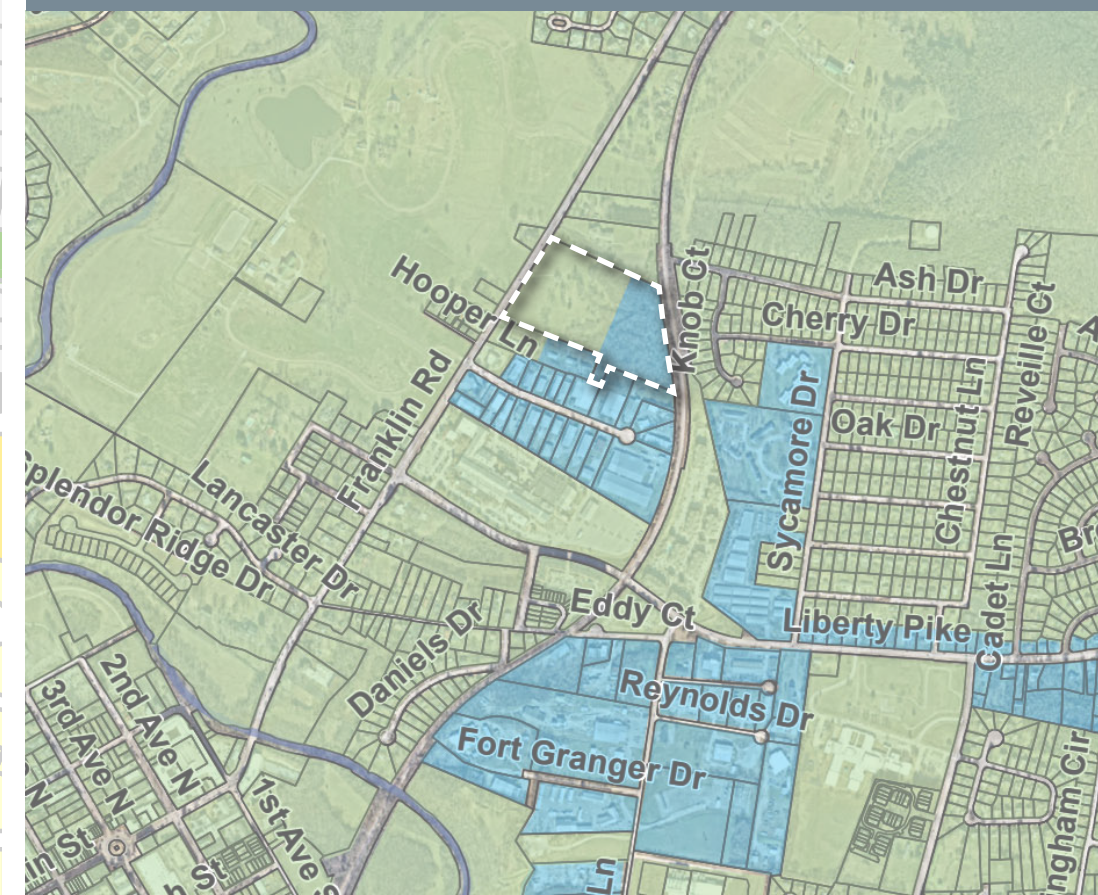
- Residential
- Commercial
- Community Activity (Shopping/Dining)
- Light Industrial

Vision:

- Expand on uses at the Factory to the neighboring properties
- Integrate into Harpeth Industrial Court

Key Characteristics:

- High Quality Architecture
- Plazas
- Outdoor Dining
- Art
- Tree-Lined Streets
- Pedestrian Amenities





FACTORY DISTRICT:

(ENVISION FRANKLIN, PAGE 42)

Design Guidelines

- Preservation along Franklin Road
- All new development to be built behind the hill
- Uses north of Morningside Drive:
 - Single-Family Residential
 - Duplexes
 - Townhomes
 - Small-Scale Multifamily
 - Accessory Dwellings

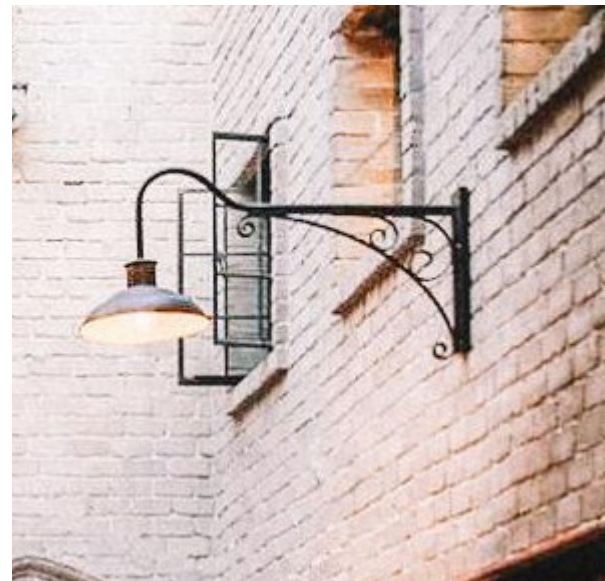




MASTER PLAN

Key Elements:

- Street connection from Harpeth Industrial Drive to Franklin Road
- Future Connection to the Factory at Franklin
- Mixed-Use Buildings
 - 3-Story Neighborhood Commercial
- Balanced streetscape with Commercial Use on the ground floor









FACTORY DESIGN POLICY:

SPECIAL CONSIDERATION

PROPERTY NORTH OF MORNINGSIDE DRIVE

For the property north of Morningside Drive, future development should be located behind the hill. Behind the hill is defined as 500' off Franklin Road right-of-way and additional landscape buffering should be added to preserve rural viewshed.

Along with residential uses, other uses behind the hill could include mixed-use buildings with a max of 3 stories height with neighborhood commercial on ground floor with residential units above to activate and support businesses. On-street parking is strongly encouraged. Local street connectivity to Harpeth Industrial Drive is required for connectivity to the Factory District.

NEXT STEPS

August 22, 2024

Joint Workshop BOMA & FMPC

September 26, 2024

FMPC Voting Meeting



FRANKLIN ROAD

MAC K HATCHER PARKWAY

ROPER'S KNOB
STATE OF TENNESSEE

354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | NEIGHBORHOOD MEETING

08/8/2024





SITE DATA KEY

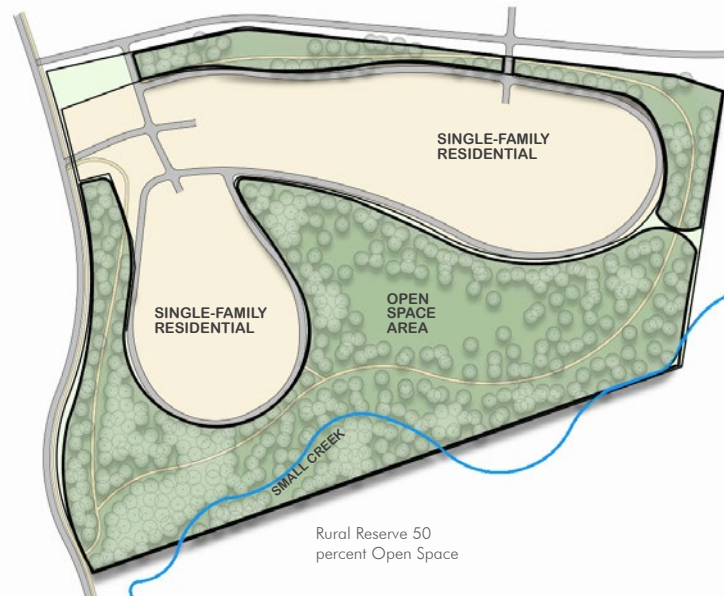
	500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
	HILLTOP/HILLSIDE OVERLAY
	FLOODPLAIN
	FLOODWAY

354 FRANKLIN ROAD
EXISTING CONDITIONS

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

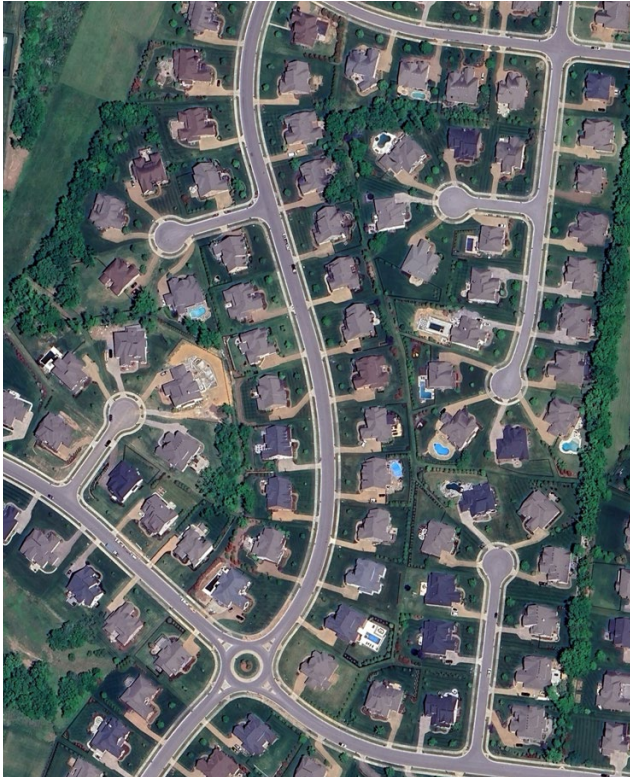


Design Concepts | ENVISION FRANKLIN



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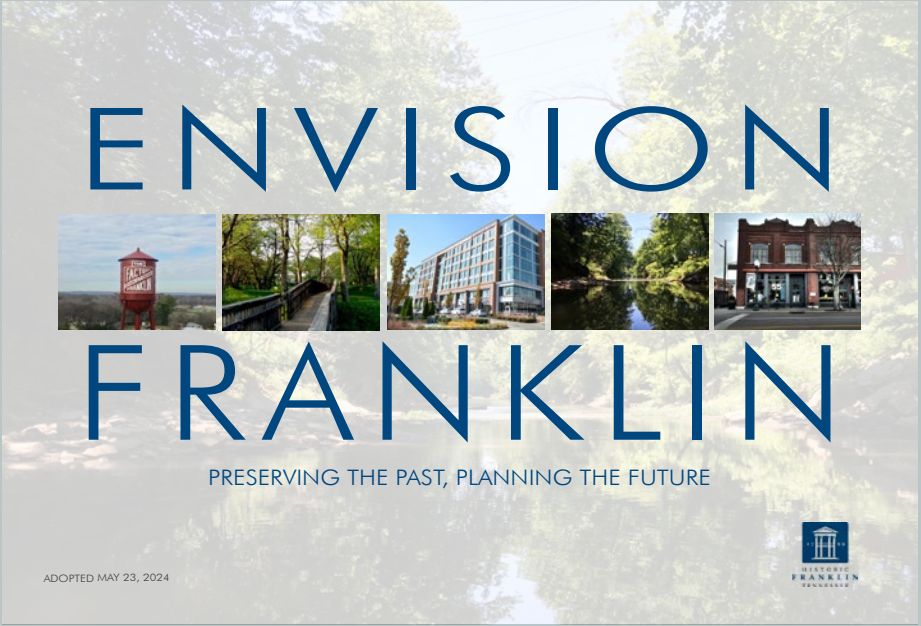
“...DESIGN THAT HELPS CELEBRATE NATURE WHILE TRANSITIONING FROM THE MORE DENSELY POPULATED CITY TO THE RURAL COUNTY.”



EXISTING DESIGN CONCEPT:
RURAL RESERVE

- Transition from densely populated city to the rural county.
- 50% Open Space Preservation
- Lots should be one-half acre minimum.

ENVISION FRANKLIN, PAGE 103





COMMUNITY INPUT: DEVELOPMENT TYPE

No one chose 1/2 acre lots as a preferable lot type.

There is an opportunity to create something special that combines conservation subdivision and neighborhood mixed use.

COMMUNITY PREFERENCES:

CONSISTENT THEMES NEIGHBORHOOD WORKSHOP

1. CONSERVATION OF LAND

2. SMALL DEVELOPMENT FOOTPRINT

3. PRESERVATION OF FRANKLIN ROAD
(PRESERVING THE RURAL GATEWAY)

4. TRAILS

5. ACCESS TO ROPER'S KNOB



MIXED OPINIONS:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

1. MIXED-USE VS NO COMMERCIAL

2. NO DEVELOPMENT VS. CLUSTERED DEVELOPMENT

3. NO DEVELOPMENT VS. MISSING MIDDLE HOUSING



MIXED-USE VS. NO COMMERCIAL:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

Which Architecture Character do you Prefer?

Character Image - 1



VOTE HERE

Character Image - 2



VOTE HERE

Character Image - 3



VOTE HERE

Character Image - 4



VOTE HERE

Character Image - 5



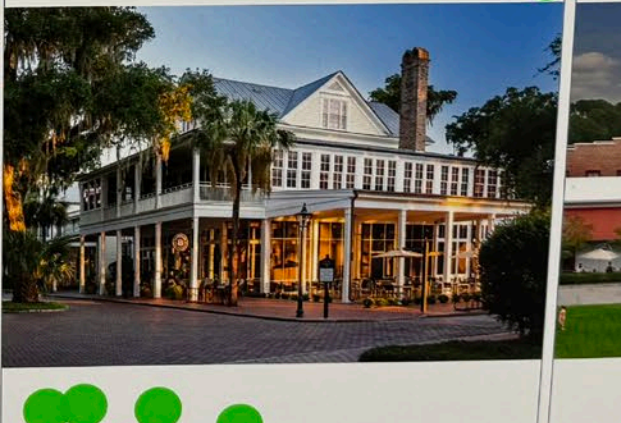
VOTE HERE

Character Image - 6



VOTE HERE

Character Image - 7



VOTE HERE

Character Image - 8



VOTE HERE

None of these look like Franklin's character. Try again.

none of those!



NO DEVELOPMENT VS. CONSERVATION DESIGN

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

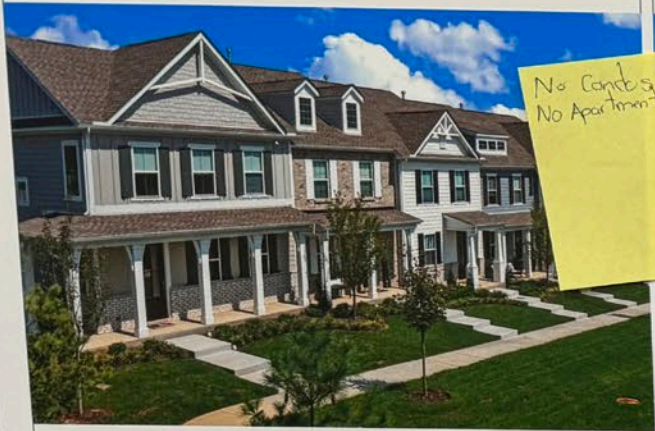


NO DEVELOPMENT VS. MISSING MIDDLE HOUSING

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

Which Architecture Character do you Prefer?

Character Image - 1



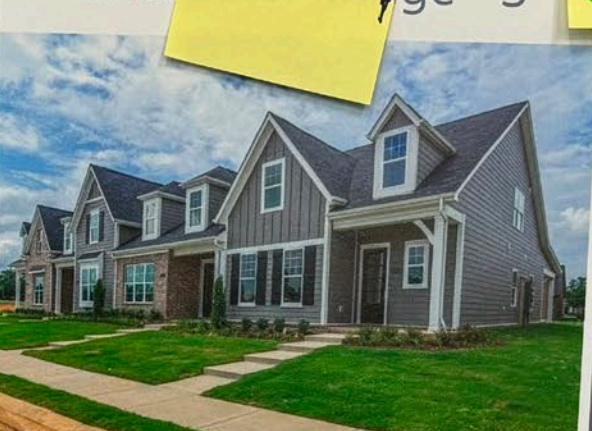
VOTE HERE

Character Image - 2



VOTE HERE

Character Image - 3



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Character Image - 4



VOTE HERE

Character Image - 5



VOTE HERE

Character Image - 6



VOTE HERE

Character Image - 7



VOTE HERE

Character Image - 8



VOTE HERE

354 FRANKLIN ROAD
VILLAGE GREEN

ENVISION
FRANKLIN
AMENDMENT

GAMBLE DESIGN
COLLABORATIVE

Page 88 of 93

VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.



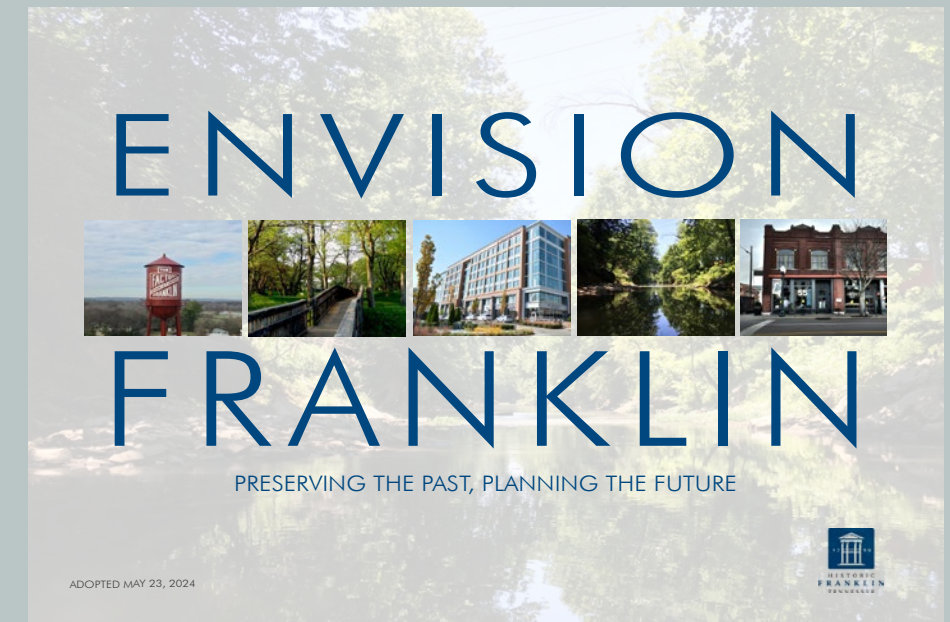
Design Concepts | ENVISION FRANKLIN



WHAT IS VILLAGE GREEN: VILLAGE GREEN

(ENVISION FRANKLIN, PAGE 113)

- The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space.
- Minimum 70% Open Space preservation required
- Preserved Rural Character
- Neighborhood Commercial
- Clustered village with small development footprint

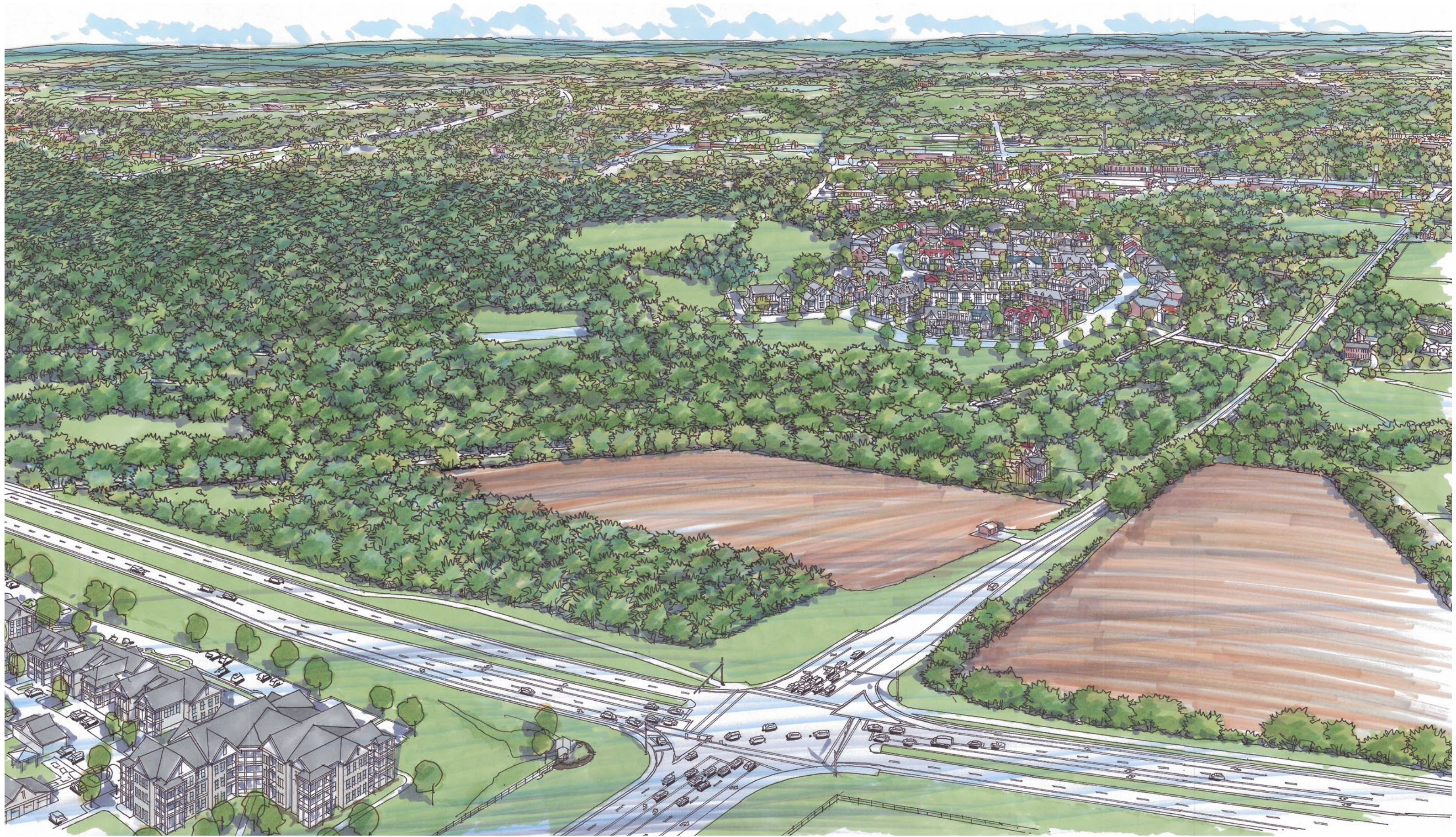




354 FRANKLIN ROAD
CONCEPTUAL MASTER PLAN



354 FRANKLIN ROAD
VIEW LOOKING EAST IN VILLAGE CORE



354 FRANKLIN ROAD
VIEW LOOKING SOUTH FROM INTERSECTION OF MACK HATCHER AND FRANKLIN ROAD



VILLAGE GREEN:
SPECIAL CONSIDERATION FOR THE PROPERTY LOCATED AT 354 FRANKLIN ROAD

ON THE EAST SIDE OF THE PROPERTY, BETWEEN THE HHO AND FRANKLIN ROAD, THE ESTABLISHMENT OF A "MAIN STREET" FORM MAY BE APPROPRIATE TO CREATE NEIGHBORHOOD SCALE COMMERCIAL USES. THIS NEIGHBORHOOD SCALE COMMERCIAL COULD BE COMPRISED OF MIXED-USE BUILDINGS AND JEWEL BOX TYPE ARCHITECTURE TO SUPPORT AND COMPLEMENT THE NEIGHBORHOOD. NEIGHBORHOOD-SCALE COMMERCIAL IS ENCOURAGED TO UTILIZE RESIDENTIAL ABOVE THE COMMERCIAL TO ACTIVATE AND SUPPORT THE COMMERCIAL ENVIRONMENT. THESE COMMERCIAL BUSINESSES ARE TO BE BOUTIQUE IN NATURE AND COULD INCLUDE RETAIL, RESTAURANT, PERSONAL SERVICES, AND LIVE WORK UNITS. CHAIN RESTAURANTS ARE DISCOURAGED IN THIS AREA.

ON THE WEST SIDE OF THE PROPERTY, BETWEEN THE HHO AND THE MACK HATCHER PARKWAY, HOSPITALITY MAY BE AN APPROPRIATE USE. THIS USE COULD INCLUDE A BOUTIQUE HOTEL UP TO 120 ROOMS AS WELL AS ACCESSORY USES TO SUPPORT THE HOSPITALITY USE. THESE ACCESSORY USES COULD INCLUDE: A CAFÉ/RESTAURANT, FOOD AND BEVERAGE SERVICE, MEETING SPACES, HEALTH/ WELLNESS, AND OTHER ACCESSORY USES. BOUTIQUE OFFICE MAY ALSO BE AN APPROPRIATE USE AND COULD INCLUDE A MIXED-TENET STYLE OFFICE CAMPUS WITH A MAX OF 30,000 SQUARE FEET PER BUILDING THAT KEEPS IN MASS AND SCALE OF A SMALL-SCALE MULTIFAMILY BUILDING.